

**PLANNED UNIT DEVELOPMENT,  
PLANNING APPROVAL &  
SUBDIVISION STAFF REPORT****Date: December 17, 2020**

<b><u>NAME</u></b>	Corpus Christi Catholic Church
<b><u>SUBDIVISION NAME</u></b>	Corpus Christi Subdivision, Unit One
<b><u>LOCATION</u></b>	425 Evergreen Road (Southeast corner of Evergreen Road and McKenna Drive [not open])
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>PRESENT ZONING</u></b>	R-1, Single-Family Residence District
<b><u>AREA OF PROPERTY</u></b>	1 lot / 0.5 acres + <u>Subdivision</u> 22.0 acres $\pm$ Planned Unit Development & Planning Approval
<b><u>CONTEMPLATED USE</u></b>	Planning Approval to allow the expansion of an existing church and private school in an R-1, Single-Family Residential District, Planned Unit Development Approval to allow off-site parking for a church and private school, and Subdivision approval to create one legal lot.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<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. Provide the Surveyor's and Owner's (notarized) signatures.
- C. Label the proposed LOT (i.e. LOT 1, LOT A)

- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #73) LOT 1 (or A) 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 – 5,100 sf.
- E. 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.
- F. 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.
- G. 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.
- H. Add a note 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.
- I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- J. 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.
- K. 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.

### **Planning Approval**

NO COMMENTS.

### **TRAFFIC ENGINEERING**

#### **COMMENTS**

Driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site. 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.

### **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). 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 buildings and 600' of sprinkled buildings.

### **REMARKS**

The applicant is requesting Planning Approval to allow the expansion of an existing church and private school in an R-1, Single-Family Residential District, Planned Unit Development Approval to allow off-site parking for a church and private school, and Subdivision approval to create one legal lot.. Churches and schools require Planning Approval when located in R-1 districts.

The site has been given Institutional and Low Density Residential 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.

#### Institutional Land Use (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included. Parks and public open space are not included but have their own land use classification.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

#### Low Density Residential (LDR)

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.

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. PUD approvals expire within one (1) year if no permits for the development are obtained.

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.

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 applicant proposes to develop a new 50-space surface parking lot on a property previously developed with a single-family residence. As the proposed parking lot represents an expansion of the existing Corpus Christi Church and School campus, Planning Approval and Planned Unit Development review are required. Additionally, as the proposed parking lot is not a legal lot of record, Subdivision review is required.

The Planning Commission first considered a Planning Approval for the main campus site in 1992, however, it appears that the property was in use by the church by 1960. A total of six (6) Planning Approval requests have been considered prior to the request at hand.

The campus has developed frontages on McKenna Drive, Hillview Road and Evergreen Road, and has undeveloped frontage on Hillcrest Road. McKenna, Hillview and Evergreen have substandard width rights-of-way, however, as the Subdivision application only addresses the proposed parking lot, dedication to provide 25-feet from centerline should only be required along the Evergreen frontage, on the side of the proposed parking lot. The proposed lot also fronts an unopened portion of McKenna Drive, however, dedication should not be required along this frontage.

The applicant provided the following narrative:

*THE PROPERTY IS CURRENTLY ZONED R-1 AND IS BEING USED AS A CHURCH, PRESCHOOL, ELEMENTARY AND JR. HIGH SCHOOL. CORPUS CHRISTI PARISH, MOBILE IS INTERESTED IN BUILDING AN ADDITIONAL PARKING LOT ACROSS THE STREET AT THE SOUTHEAST CORNER OF MCKENNA DRIVE AND EVERGREEN ROAD TO SERVE SAID CHURCH AND SCHOOLS. THE OWNER IS REQUESTING APPROVAL TO LINK ALL OF THE CHURCH'S PROPERTIES TOGETHER (TO OPERATE IN R-1 ZONING) AND ALLOW OFF-SITE PARKING.*

Parking for places of worship is based upon seating in the main sanctuary. Notes on the site plan indicate that there are 850 seats (although it appears this includes the main sanctuary, chapel and community center). Parking for 850 seats would be 213 spaces. The site plan depicts 252 existing parking spaces on private property, 12 in the right-of-way of McKenna Drive, and 50 proposed spaces in the new parking lot, for a total of 314 spaces. A note on the site plan states that there are 379 spaces, but staff was not able to verify this. Regardless, there is sufficient parking to comply with the requirements of the Zoning Ordinance.

The proposed parking lot will have one point of access to Evergreen Road. As noted in the Traffic Engineering comments, driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site.

The new construction associated with the proposed parking lot must comply with the screening and landscaping requirements of the Zoning Ordinance. The property will require three (3) frontage trees along Evergreen, seventeen (17) perimeter trees, and three (3) parking trees. There appear to be powerlines along the Evergreen Road frontage, which may limit tree planting options. Notes on the plan include information regarding tree and landscape area compliance. The applicant should coordinate tree compliance with staff, to ensure that trees will not be overcrowded on the site.

A six-foot high wooden privacy fence is depicted along the east and south property lines, where the proposed parking lot abuts residential uses. It should be noted that the fence cannot exceed three feet in height within the front 25-foot setback area from Evergreen.

Any lighting of the proposed parking area must comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance.

Curbing appears proposed around the parking area. If curbing is not provided, parking bumpers should be provided to prevent vehicles from encroaching into landscape areas or across property lines.

The 25-foot minimum building setback line is depicted on the preliminary plat. The PUD and Planning Approval site plans should be revised to also depict a 25-foot minimum building setback from all street rights-of-way.

It should be noted that no sidewalk is shown adjacent to the proposed parking lot along Evergreen Road, and that no sidewalk waiver request was submitted for consideration by the Planning Commission. Therefore, the site plans should be revised to depict a sidewalk adjacent to the proposed parking lot.

As no expansion to the worship or educational facilities are proposed, no increase in traffic or congestion is anticipated. With appropriate screening and landscaping, the proposed parking lot should have minimal impact on adjacent residential uses.

Finally, the subdivision process to create the new lot for the parking area must be completed prior to any request for final inspections of the parking area.

## **RECOMMENDATION**

**Subdivision:** The request is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication of right-of-way along Evergreen Road to provide 25-feet from centerline;
- 2) Revision of the lot size information due to dedication;
- 3) Retention of the 25-foot minimum building setback line along Evergreen Road and the unopened portion of McKenna Drive;
- 4) 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. Provide the Surveyor's and Owner's (notarized) signatures. C. Label the proposed LOT (i.e. LOT 1, LOT A) D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #73) LOT 1 (or A) 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 – 5,100 sf. E. 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. F. 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. G. 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. H. Add a note 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. I. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. J. 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 prior to obtaining any signatures. No signatures are required on the drawing. K. 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.);*

- 5) *Compliance with Traffic Engineering comments and placement as a note on the plat (Driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site. 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.);*
- 6) *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.);*
- 7) *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 buildings and 600' of sprinkled buildings.); and*
- 8) *Completion of the Subdivision process prior to any request for final inspections of the new parking area.*

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

- a. the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development);
- 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);



- 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);
- d. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land);
- e. the proposal promotes the objective of Open space (to encourage the provision of common open space through efficient site design);
- f. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities).

The approval should be subject to the following conditions:

- 1) Revision of the PUD site plan to reflect any modifications required for the Subdivision plat, including right-of-way dedication;
- 2) Revision of the site plan to depict a sidewalk along Evergreen Road adjacent to the proposed parking lot;
- 3) Coordination with staff regarding compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 4) Revision of the site plan and notes to accurately reflect the number of parking spaces on the site;
- 5) Revision of the note regarding the screening fence to ensure that the fence will not exceed three (3) feet in height within the 25-foot setback along Evergreen Road;
- 6) Any lighting of the proposed parking lot to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 7) Provision of curbing or parking bumpers to prevent vehicles from encroaching into landscape areas or across property lines for the new parking area;
- 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) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site. 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.);*
- 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). 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 buildings and 600' of sprinkled buildings.); and*
- 12) Full compliance with all other municipal codes and ordinances.

**Planning Approval:** Staff recommends the following Findings of Fact for Approval / Denial:

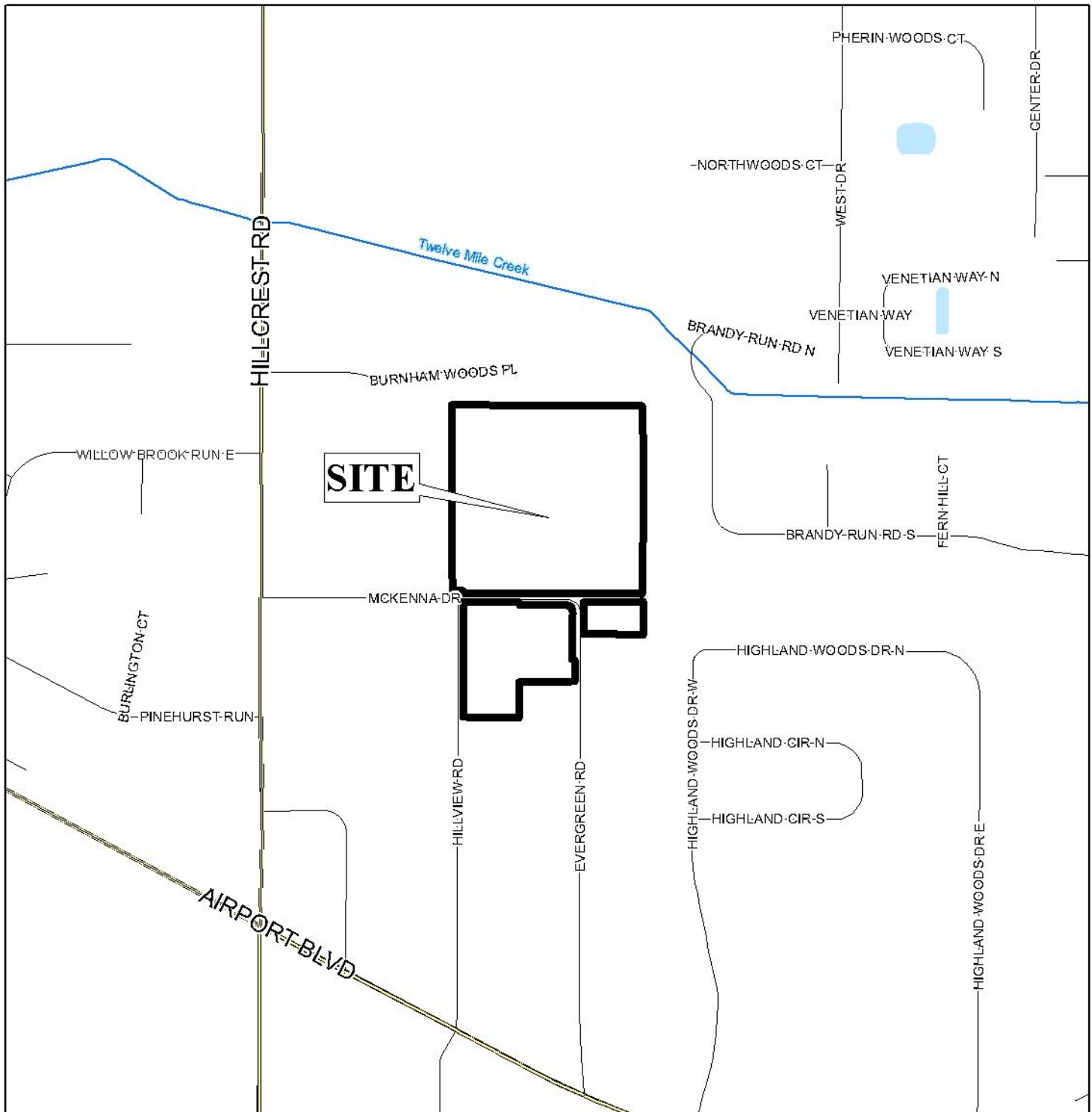
- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

The approval should be subject to the following conditions:

- 1) Revision of the site plan to reflect any modifications required for the Subdivision plat, including right-of-way dedication;
- 2) Revision of the site plan to depict a sidewalk along Evergreen Road adjacent to the proposed parking lot;
- 3) Coordination with staff regarding compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 4) Revision of the site plan and notes to accurately reflect the number of parking spaces on the site;
- 5) Revision of the note regarding the screening fence to ensure that the fence will not exceed three (3) feet in height within the 25-foot setback along Evergreen Road;

- 6) Any lighting of the proposed parking lot to comply with Sections 64-4.A.2., 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance;
- 7) Provision or curbing or parking bumpers to prevent vehicles from encroaching into landscape areas or across property lines for the new parking area;
- 8) Compliance with Traffic Engineering comments (*Driveway number, size, location and design are subject to an approved PUD for this site and shall be approved by Traffic Engineering and conform to AASHTO standards. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study may be required for this site. 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.*);
- 9) 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.*);
- 10) 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 buildings and 600' of sprinkled buildings.*); and
- 11) Full compliance with all other municipal codes and ordinances.

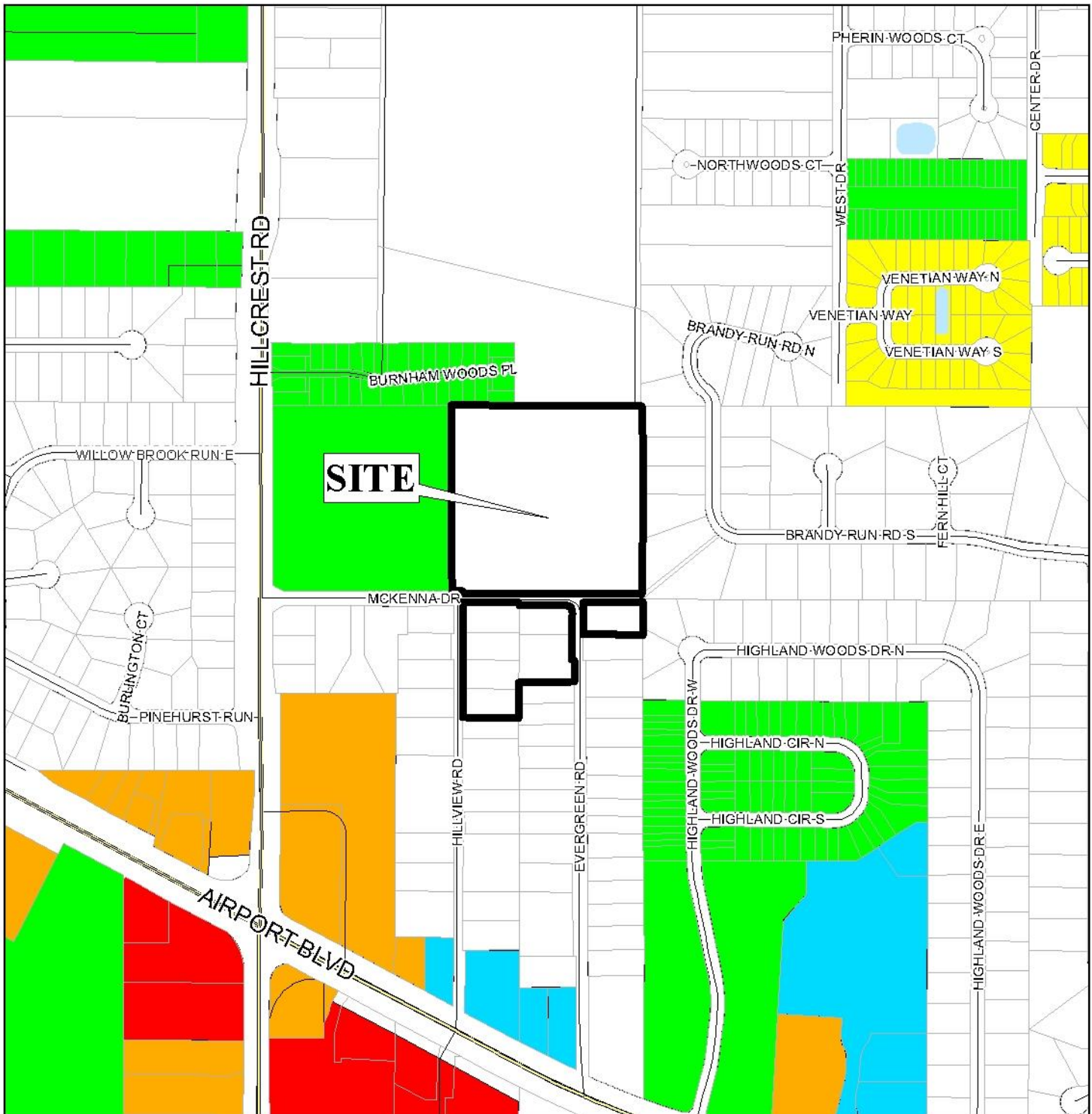
# LOCATOR MAP



APPLICATION NUMBER 7 DATE December 17, 2020  
 APPLICANT Corpus Christi Subdivision, Unit One  
 REQUEST Subdivision, PUD, Planning Approval



# LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE December 17, 2020

APPLICANT Corpus Christi Subdivision, Unit One

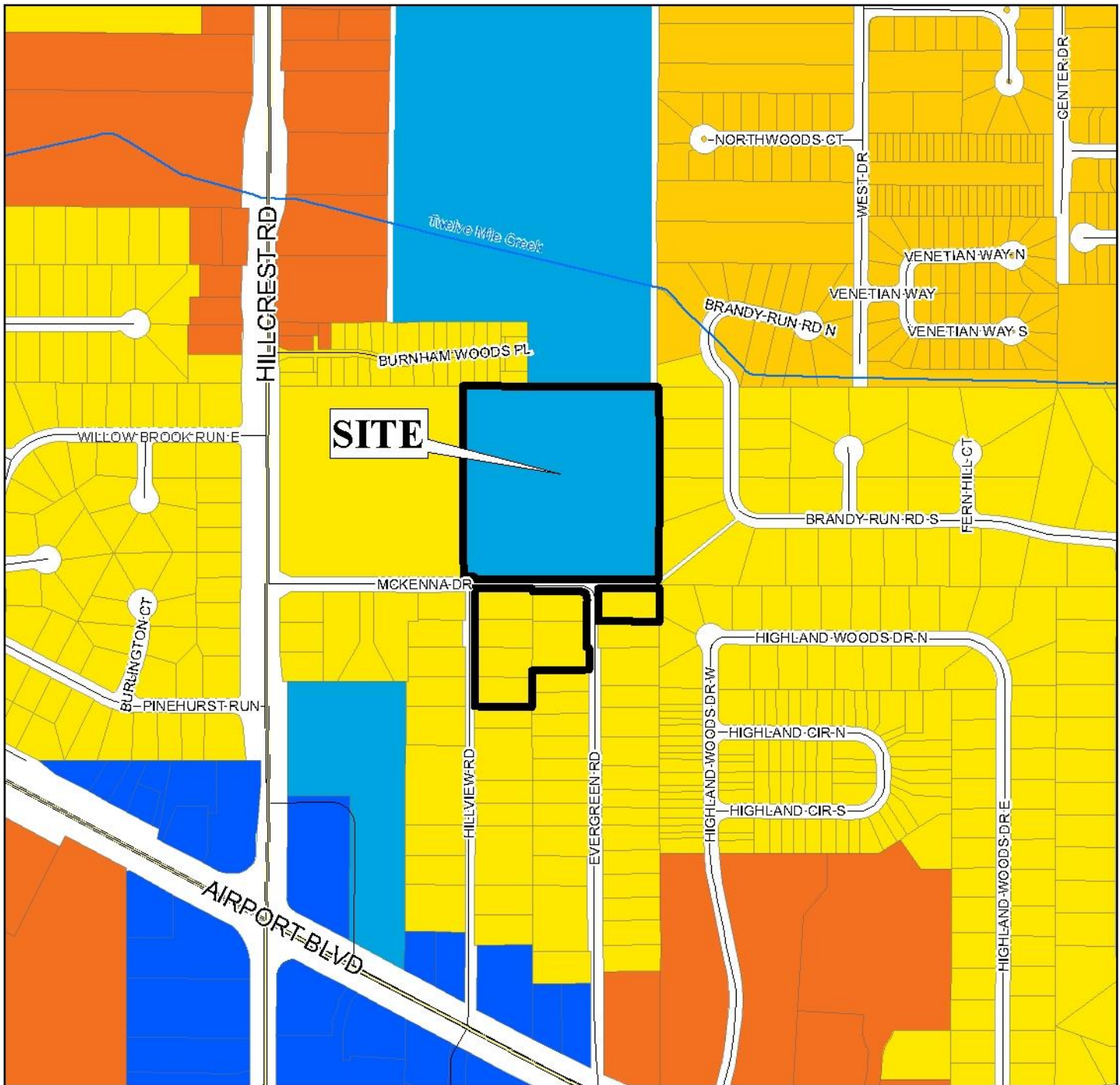
REQUEST Subdivision, PUD, Planning Approval



NTS



# FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE December 17, 2020

APPLICANT Corpus Christi Subdivision, Unit One

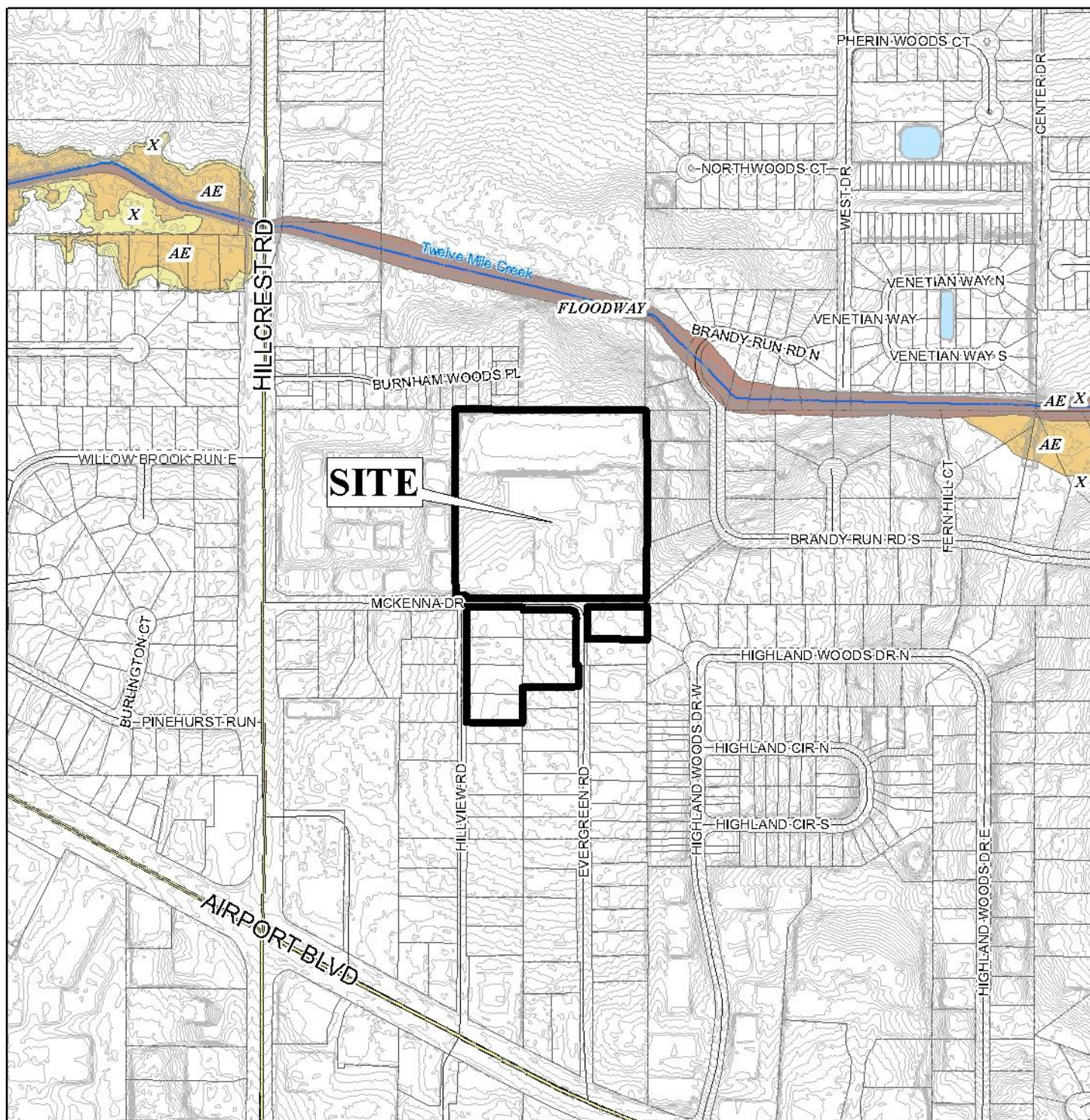
REQUEST Subdivision, PUD, Planning Approval

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 7 DATE December 17, 2020  
APPLICANT Corpus Christi Subdivision, Unit One  
REQUEST Subdivision, PUD, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 7 DATE December 17, 2020

APPLICANT Corpus Christi Subdivision, Unit One

REQUEST Subdivision, PUD, 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

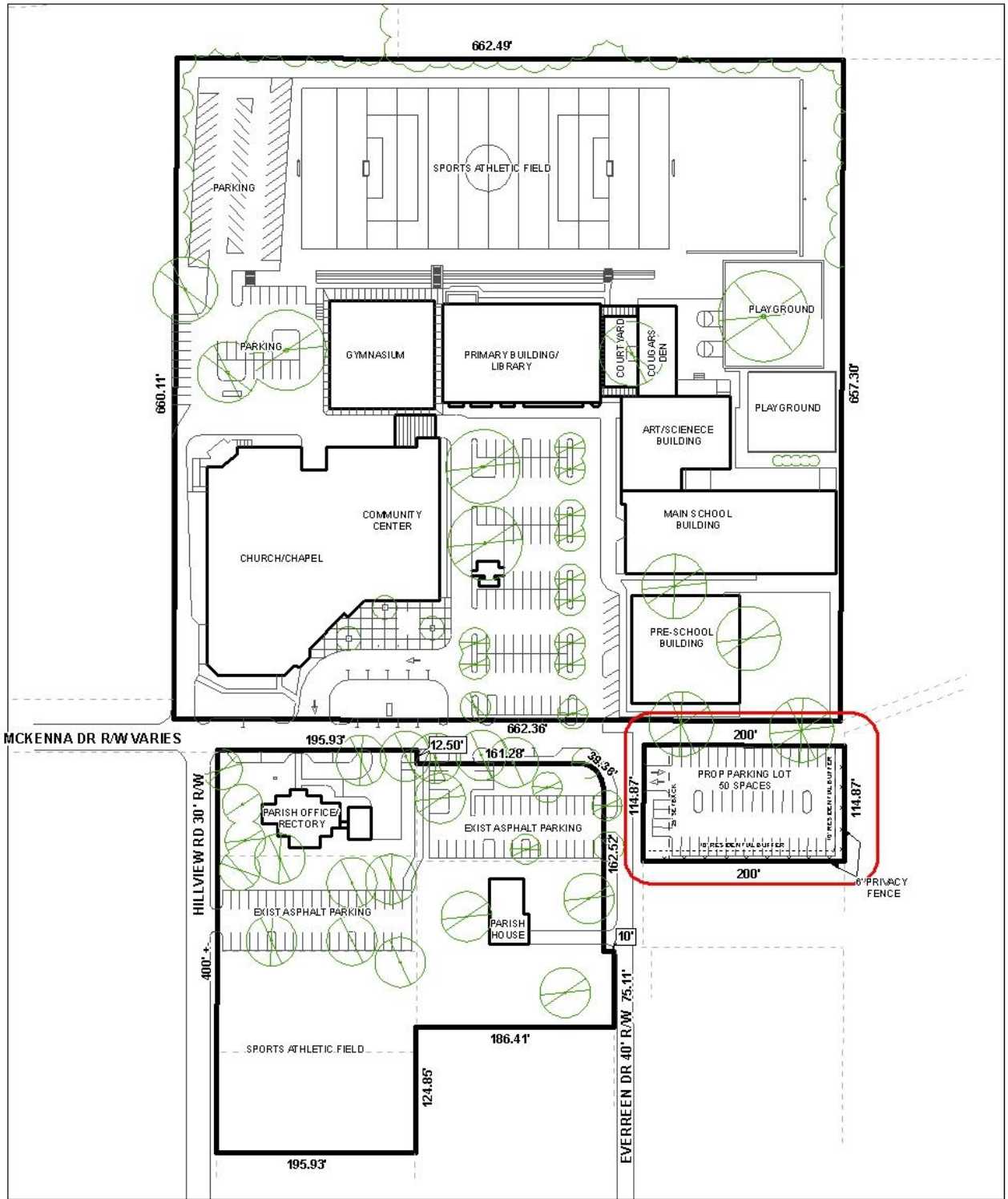


The site is surrounded by residential units.

APPLICATION NUMBER 7 DATE December 17, 2020  
 APPLICANT Corpus Christi Subdivision, Unit One  
 REQUEST Subdivision, PUD, Planning Approval



# SITE PLAN



The site plan illustrates the existing buildings, existing parking, and proposed parking.

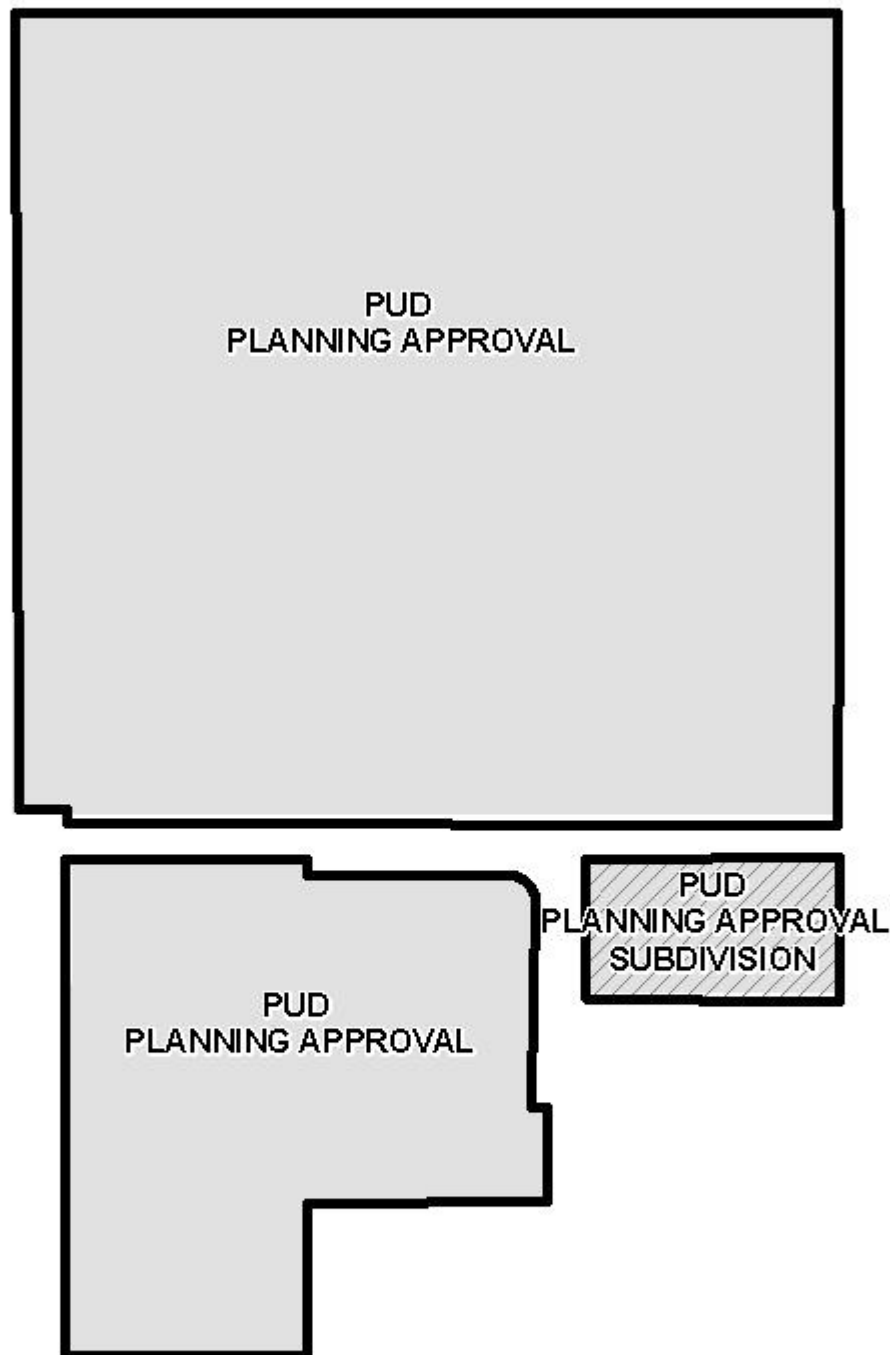
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N

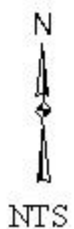
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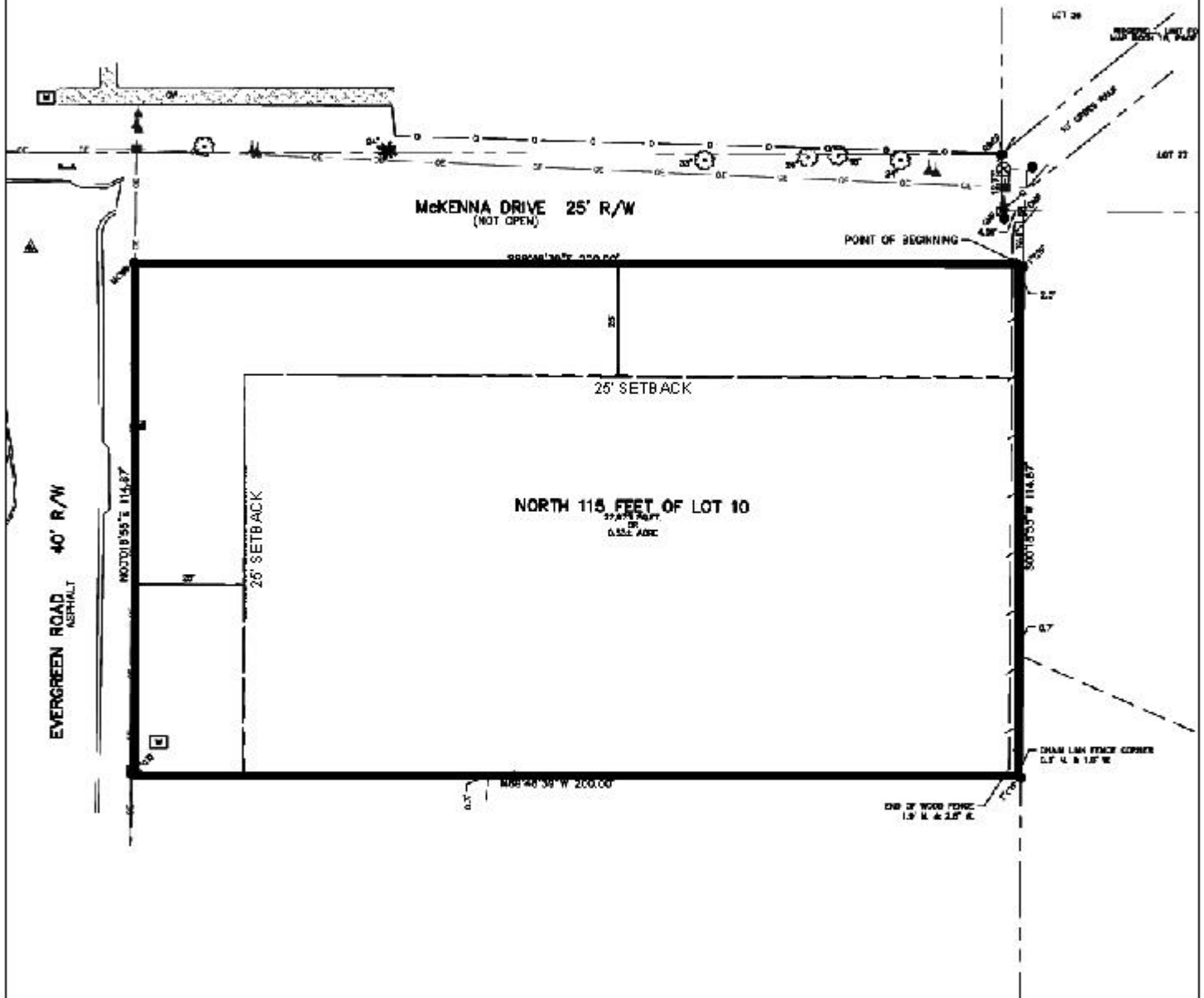
## DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE December 17, 2020  
APPLICANT Corpus Christi Subdivision, Unit One  
REQUEST Subdivision, PUD, Planning Approval



# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE December 17, 2020  
 APPLICANT Corpus Christi Subdivision, Unit One  
 REQUEST Subdivision, PUD, Planning Approval

