

**PLANNING APPROVAL &  
SUBDIVISION STAFF REPORT****Date: June 15, 2017****DEVELOPMENT NAME**

Mt. Zion Baptist Church

**SUBDIVISION NAME**

Mt. Zion Subdivision, Addition to Unit One

**LOCATION**1012 Adams Street  
(Northeast corner of Kennedy Street and Adams Street).**CITY COUNCIL  
DISTRICT**

District 2

**AREA OF PROPERTY**

1 Lot/1.7 ± Acres

**CONTEMPLATED USE**

Planning Approval to allow the expansion of property associated with an existing church in an R-2, Two-Family Residential District., and Subdivision approval to create one (1) legal lot of record from two (2) legal lots and two (2) metes and bounds parcels.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Not specified.

**ENGINEERING  
COMMENTS**

**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. Revise the signature block from “CITY OF MOBILE ENGINEERING” to “CITY ENGINEER”.
- C. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.

- F. 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.
- G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

*Revised for July 20, 2017 meeting*

***Planning Approval:***

- 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 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).*
- 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, paving, and all above ground structures, 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.*
- C. *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.*
- D. *The proposed development must comply with all Engineering Department design requirements and Policy Letters.*

**TRAFFIC ENGINEERING**  
**COMMENTS**

Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with 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.

**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).

**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).

**MAWSS COMMENTS**

No comments.

**REMARKS**

The site has been given a Mixed Density Residential land use designation, per the recently adopted Future Land Use Plan and Map. 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 du/ac, 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 case the designation of 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 the 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 preliminary plat illustrates the proposed 1-lot, 1.7± acre subdivision which is located on the Northeast corner of Kennedy Street and Adams Street, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from two (2) legal lots and two (2) metes and bounds parcels.

The proposed lot is part of the Mt. Zion Subdivision, Unit One & Two Subdivision which was approved by the Planning Commission at its May 17, 2007 meeting. The approval included the creation of a second lot, "Unit Two, Lot 1", located at the Southwest corner of Adams and Pine Streets. While the plat has been recorded, it appears that seven copies of the recorded plat were not provided to the Planning and Zoning Department.

The proposed Lot 1 fronts Kennedy, Adams and Basil Streets. All are minor streets with curb and gutter, requiring 50' right-of-way widths. The preliminary plat illustrates a 50' right-of-way width for Kennedy, Adams, and Basil Streets and, if approved, should be retained on the Final Plat.

A 25-foot minimum building setback line is depicted on the preliminary plat along Kennedy, Adams, and Basil Streets for Lot 1. If approved, the 25' minimum building setbacks should be retained on the Final Plat.

The proposed Lot 1 is depicted as 75,535± square feet which exceeds the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot size in both square feet and acres. If approved, the lot size information should be retained on the Final Plat.

It should be noted that a residential structure appears to exist on one of the lots that will be incorporated into the new lot. As such, either a Planned Unit Development will be required, or a demolition permit must be obtained prior to the signing of the Final Plat. Also, a church must have Planning Approval to operate in a residential district, and as the church is expanding its lot, a Planning Approval application is required in order to amend the 2007 Planning Approval.

Based upon the preceding, this application is recommended for Holdover to the July 20th meeting so that Planning Approval and, if necessary, Planned Unit Development applications can be submitted by noon on June 21<sup>st</sup>.

### **RECOMMENDATION**

Based upon the preceding, this application is recommended for Holdover to the July 20th meeting so that Planning Approval and, if necessary, Planned Unit Development applications can be submitted by noon on June 21<sup>st</sup>.

### ***Revised for July 20, 2017 meeting***

*The previous application was held over from the June 15th meeting to allow the applicant to submit the associated Planning Approval application for the expansion of property associated with an existing church in an R-2, Two-Family Residential District.*

*The site is bounded to the South, West, and North by residences and another church, and to the East by a facility associated with Bishop State Community College.*

*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.*

*It is very important to note that the Planning Approval review is site plan specific; therefore any future changes to the site plan or to the scope of operations for the facility, as approved, by current or future applicants must be submitted for Planning Approval.*

*It should be noted that the Planning Commission previously approved a Planning Approval application for Mt. Zion Baptist Church at its May 17, 2007 meeting.*

*The applicant states:*

*“An application for Subdivision has been submitted to Urban Development to combine three additional parcels with the existing Lot 1, Mt. Zion Subdivision Unit One to create one legal lot of record. The purpose of this Planning Approval Application is to satisfy requirements of a Church operating in a Residential Zoning District. A residential structure on the parcel fronting Kennedy Street has been removed. Remaining structures are a building containing a sanctuary, education building, and office building, a three car carport, and asphalt paved parking facility. No improvements to the property are planned at this time.”*

*As stated in the previous Planning Approval, this church has existed that this location for many years. The applicant desires to include additional parcels to the previous approval. Aside from the demolition of the Single-Family residence at 302 Kennedy Street, the applicant has not specified any anticipated development at this time. However, if the applicant intends on using the expanded area for parking, either the area must be brought into compliance or variances must be obtained from the Board of Zoning Adjustment. Because churches occur in residential areas through Planning Approval, some buffering from adjacent residential uses is normally required. It should also be noted that the church has a seating capacity of 600, thus 150 parking spaces are required.*

*It should be noted that for any future application for Planning Approval, information regarding number of seats in the sanctuary, number and location of parking spaces, existing trees and landscape area, and any other information about other uses of the site (day care, classrooms, etc) should be provided with the application. The applicant should anticipate that future Planning Approval applications may require that the site be brought into some level of compliance with the Zoning Ordinance, including the tree and landscaping requirements.*

### **RECOMMENDATION**

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

- 1) Retention of the 50' right of way width to Kennedy, Adams, and Basil Streets;*
- 2) Retention of the 25' minimum building setback line along all street frontages;*
- 3) Retention of the lot size information in both square feet and acres;*
- 4) Subject to 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. Revise the signature block from “CITY OF MOBILE ENGINEERING” to “CITY ENGINEER”. C. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.)*
- 5) Subject to Traffic Engineering Comments:( Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with 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.)*
  - 6) Subject to 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).*
  - 7) Subject to 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).*

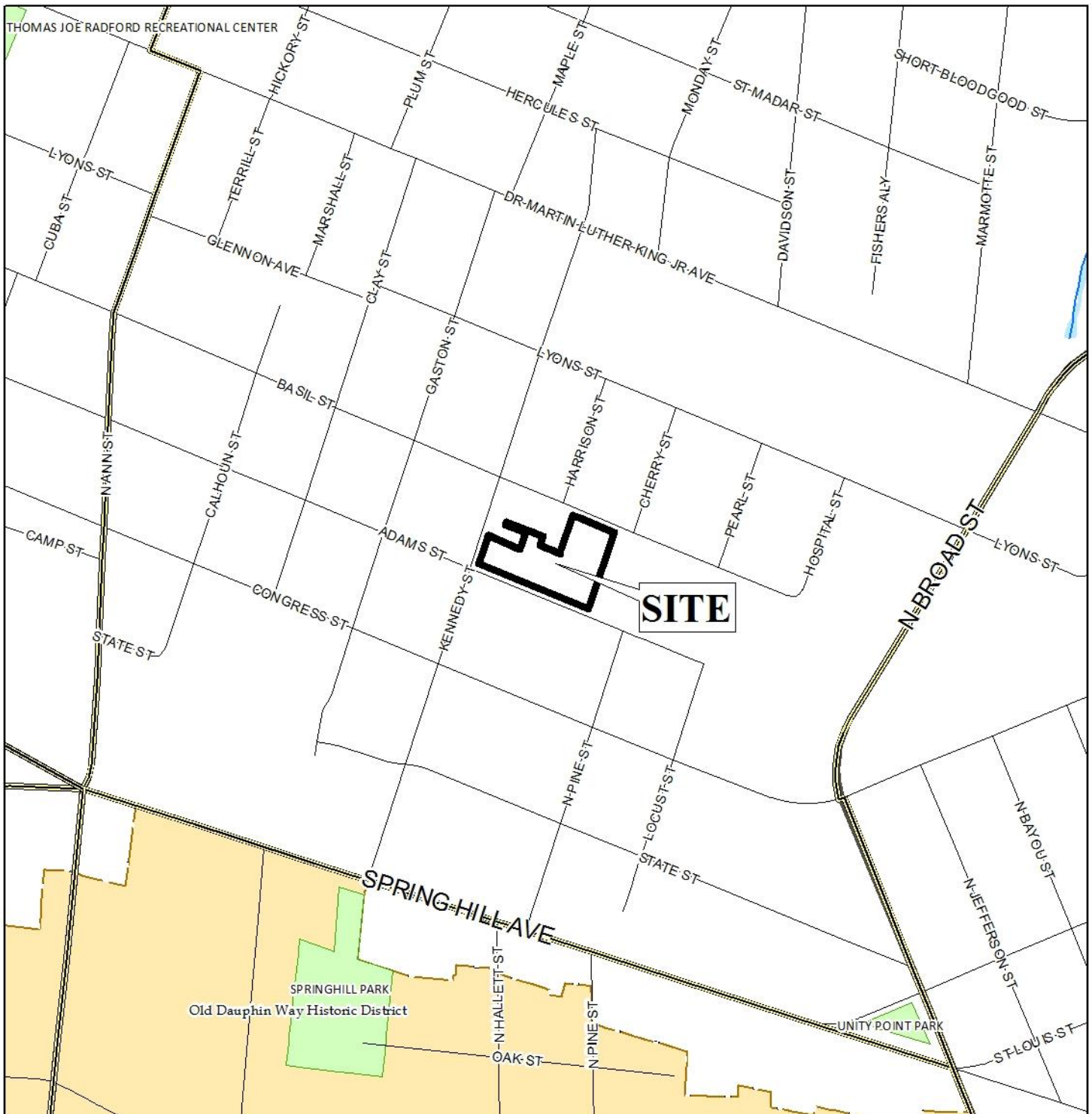
**Planning Approval:** *Based on the preceding, it is recommended that this application be approved subject to the following conditions:*

- 1) Completion of the Subdivision process;*
- 2) Placement of a note on the site plan stating that Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with 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;*
- 3) Revision of the site plan to show compliance with Section V.D.6. of the Subdivision Regulations;*
- 4) Retention of a 25' minimum building setback line along all street frontages;*
- 5) Placement of a note on the site plan stating that a new application for Planning Approval will be required for any future changes to the site plan, including the use of the grassy areas or adjacent lots for parking;*
- 6) Provision of a revised Planning Approval site plan; and*
- 7) Subject to Engineering Comments (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 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). 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, paving, and all above ground structures, 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. C. 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. D. The proposed development must comply with all Engineering Department design requirements and Policy Letters.)

- 8) Subject to Traffic Engineering Comments: (Lot 1 is limited to one curb cut to Basil Street Road and no more than its existing curb cuts to Adams Street and Kennedy Street, with 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.)
- 9) Subject to 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).
- 10) Subject to 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).

# LOCATOR MAP



APPLICATION NUMBER 7 DATE July 20, 2017

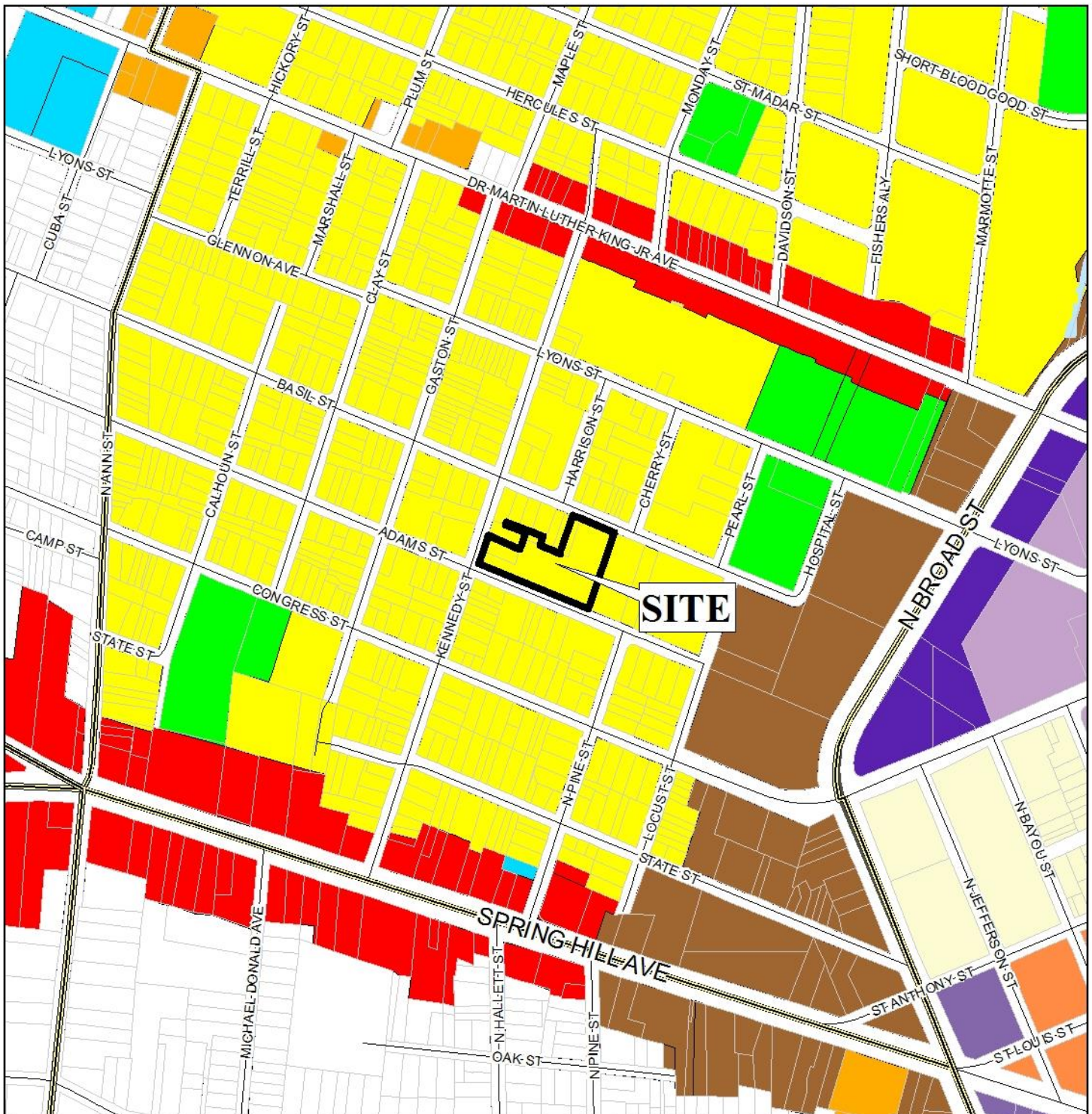
APPLICANT Mt. Zion Subdivision, Addition to Unit One

REQUEST Subdivision, Planning Approval





# LOCATOR ZONING MAP



APPLICATION NUMBER 7 DATE July 20, 2017

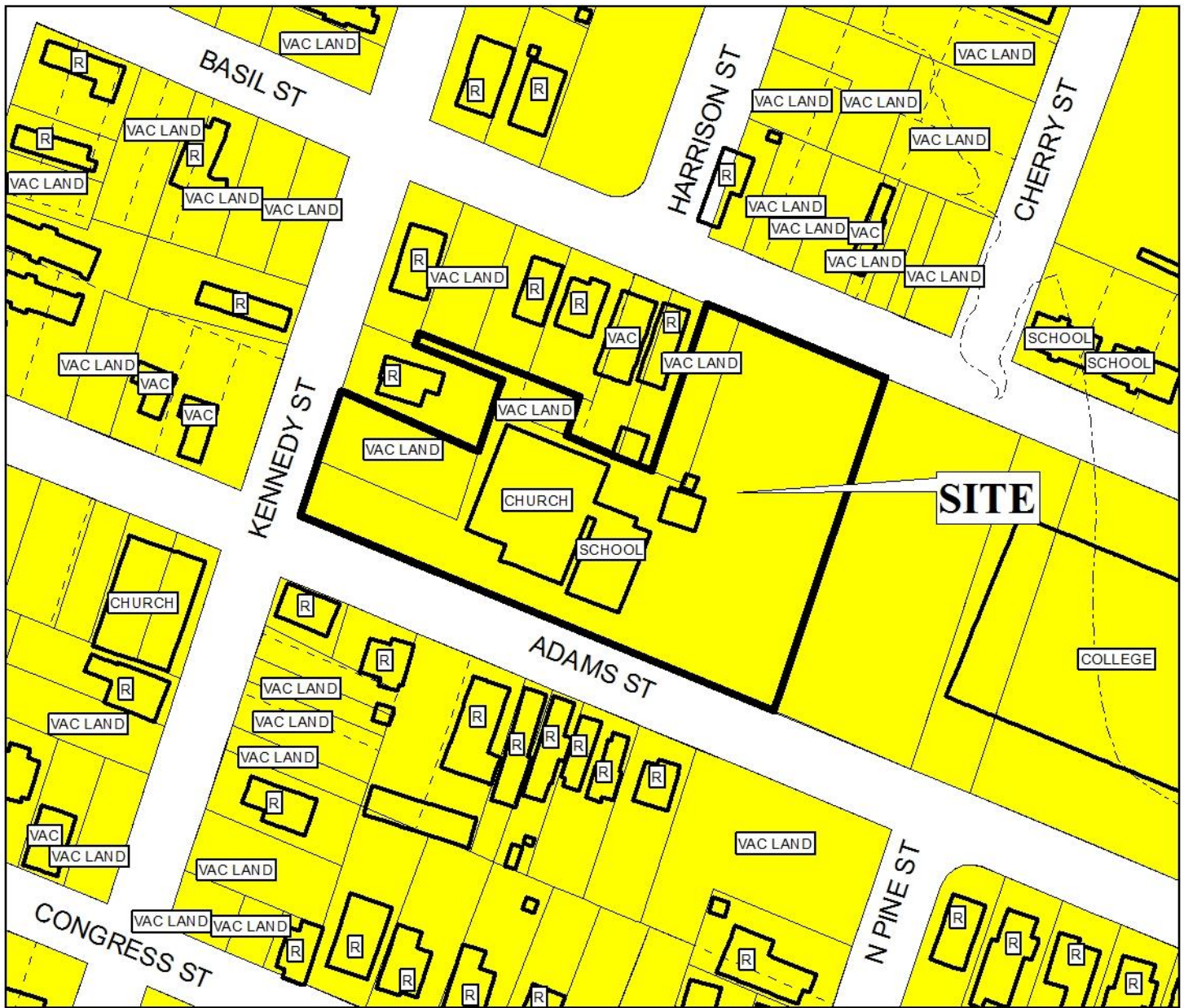
APPLICANT Mt. Zion Subdivision, Addition to Unit One

REQUEST Subdivision, Planning Approval





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 7 DATE July 20, 2017

APPLICANT Mt. Zion Subdivision, Addition to Unit One

REQUEST Subdivision, 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

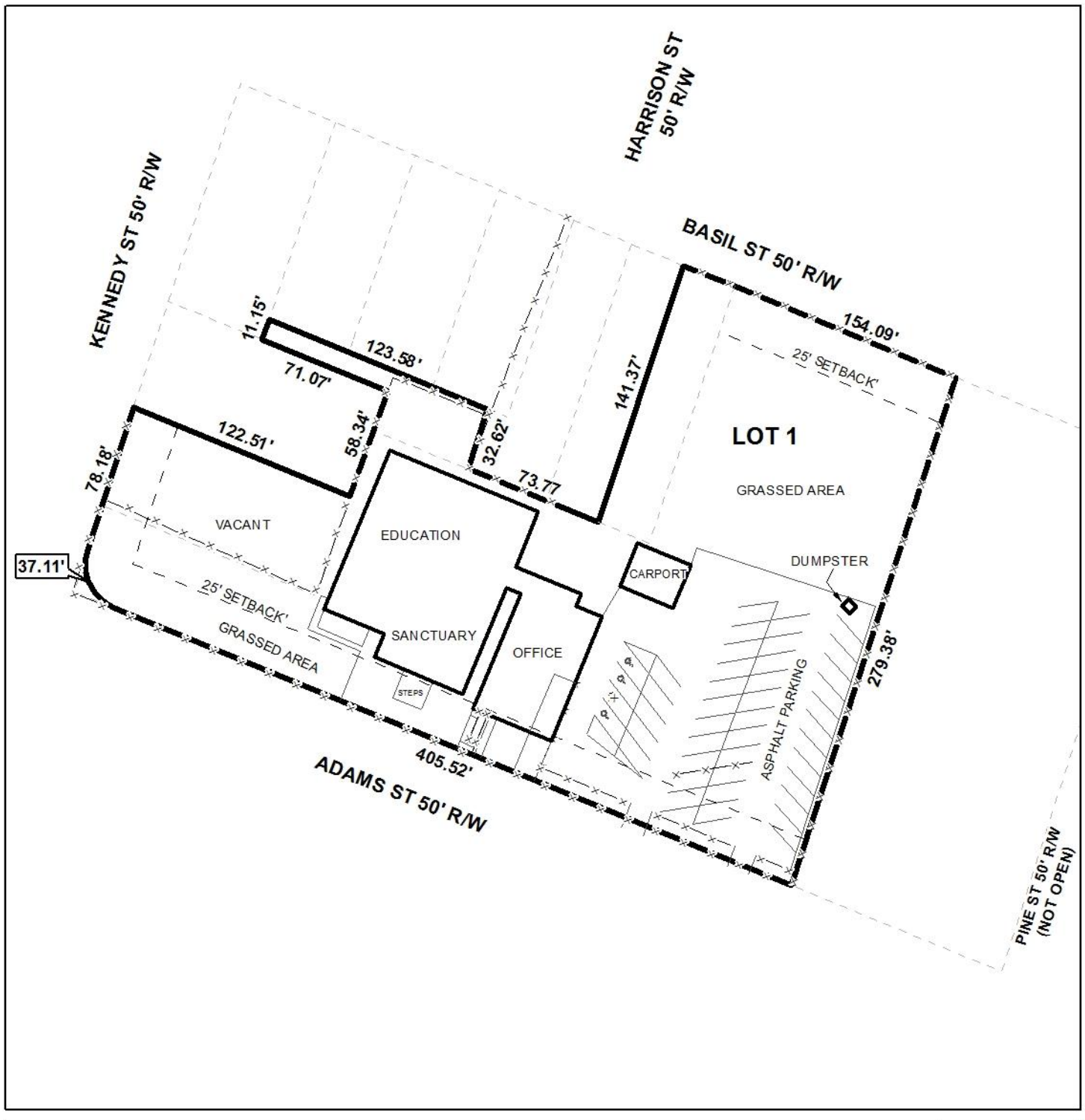


The site is surrounded by single family residential units.

APPLICATION NUMBER 7 DATE July 20, 2017  
 APPLICANT Mt. Zion Subdivision, Addition to Unit One  
 REQUEST Subdivision, Planning Approval



# DETAIL SITE PLAN



NTS