

**PLANNED UNIT DEVELOPMENT
& PLANNING APPROVAL REPORT****Date: June 4, 2009****DEVELOPMENT NAME**

First Baptist Church of Carver Homes

LOCATION

North side of Whitney Street, 100'± East of Moton Street

**CITY COUNCIL
DISTRICT**

City Council District 2

**PRESENT
ZONING DISTRICT**

R-1, Single-Family Residential

AREA OF PROPERTY

0.33± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow offsite parking, and Planning Approval to allow a church in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

None Given

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. There is not adequate maneuvering space for the parallel parking spaces as shown. If vehicles parked facing north there is not adequate space to maneuver into or out of the northern most space and there is not adequate aisle width to turn around to exit the parking area. If the vehicles parked facing south, there is not adequate aisle space to turn around to park in the spaces. Changes should be made to eliminate the spaces.

**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 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT
COMMENTS**

All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow offsite parking, and Planning Approval to allow a church in an R-1, Single-Family Residential District. The site is located in Council District 2.

The existing church has been at the subject site for many years. Recently, property was acquired across the street, which the applicant wishes to use for parking. No changes are proposed for the existing church site.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

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.

It is very important to note that both Planning Approval and Planned Unit Development review are site plan specific; therefore any future changes (parking, structure expansion, etc.,) must be resubmitted for review, and be approved through the planning process.

First, it should be noted that the applicant's proposal involves two separate legal lots of record. Before any development can be approved, a subdivision application should be submitted to combine the two into one lot.

Currently, no parking exists for the church. With that said, the provision of parking would be beneficial, as it would reduce the impact on the surrounding neighborhood by alleviating congestion on the street. However, as noted by Traffic Engineering, there does not appear to be adequate maneuvering area for the parallel parking spaces. If cars parked facing North, then there will not be enough room to maneuver into or out of the Northernmost space. Even if cars were to park facing South, there does not appear to be adequate aisle width for turning around. The applicant should revise the site plan to eliminate the parallel parking spaces. Furthermore, the applicant should also revise the site plan to provide wheel stops.

With regard to trees/landscaping, the lot is currently vacant; thus, new development should require full compliance with Section 64-4.E of the Zoning Ordinance. While the applicant has illustrated some landscaping on the site plan, no calculations have been provided. If substandard, then some parking will need to be removed, or a variance application will be required. The same applies to trees, as it appears that full compliance will certainly require the removal of some parking.

The site is completely surrounded by residentially zoned properties; thus, a buffer, in compliance with Section 64-4 of the Zoning Ordinance is required around the boundary of both the existing church site and the parking lot. Additional screening along the street should also be required, where the parking lot is across from residentially zoned properties. Furthermore, as required by Section 64-6.A.3.c of the Zoning Ordinance, any lighting for the parking lot shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.

There is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. The location of the storage area for the dumpster must be illustrated on the site plan and labeled, and the location and required screening must comply with Section 64-4.D.9 of the Zoning Ordinance, as well as with all other applicable regulations. If no dumpster is to be provided, then a note must be placed on the site plan stating so.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

RECOMMENDATION

Based on the preceding, it is recommended that this application be held over to allow the applicant to address the following:

- 1) Submission of a revised site plan addressing parking issues referenced by Traffic Engineering;
- 2) Submission of an application for a one-lot subdivision; and
- 3) Submission of applications to the Board of Adjustment, if necessary.

Revised for the July 2nd meeting:

This application was held over at the June 4th meeting to allow the applicant to address the following:

- 1) Submission of a revised site plan addressing parking issues referenced by Traffic Engineering*
- 2) Submission of an application for a one-lot subdivision; and*
- 3) Submission of applications to the Board of Adjustment, if necessary*

The applicant submitted a revised site plan, along with an application for a one-lot subdivision, which will be heard at the July 16th meeting.

As illustrated on the site plan, parking concerns of Traffic Engineering have been addressed, along with the provision of wheel stops. Calculations have also been provided verifying compliance with landscaping requirements; however, there is no mention of trees. As mentioned previously, the applicant should be aware that if compliance with tree requirements is not

possible with the current layout, then either some pavement will need to be removed and the current applications amended, or a variance will be required.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for approval, subject to the following conditions:

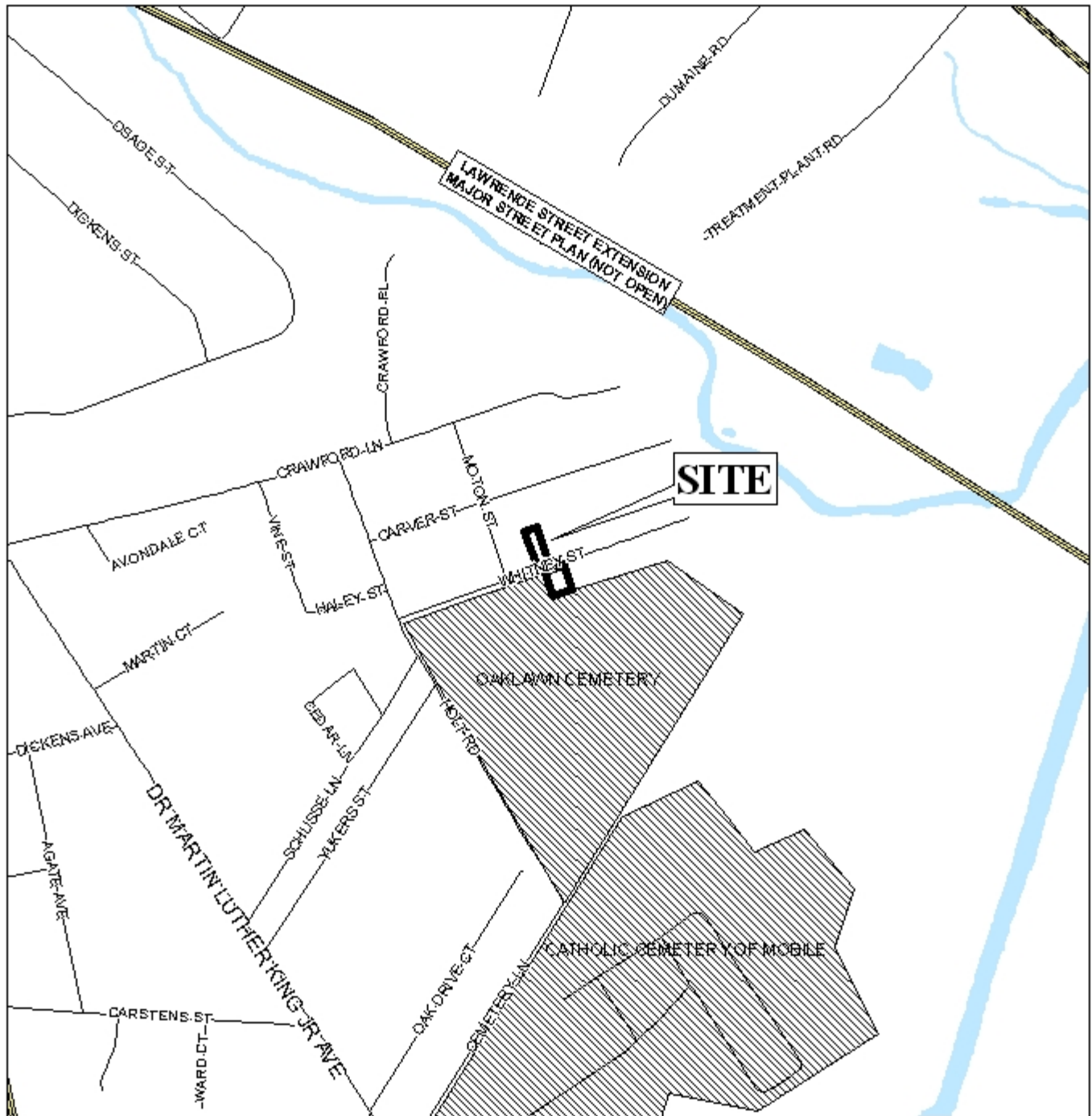
- 1) Completion of a one-lot subdivision process;*
- 2) Submission and approval of an application for Tree Variance to the Board of Zoning Adjustment, if necessary;*
- 3) Provision of buffering, in compliance with Section 64-4. of the Zoning Ordinance, from residentially zoned properties adjacent to the site (church site and parking lot), along with appropriate screening along the street where the parking lot is across from residentially zoned properties;*
- 4) Placement of a note on the site plan stating that any lighting for the parking lot will be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, as required by Section 64-6.A.3.c. of the Zoning Ordinance;*
- 5) Provision of a dumpster, properly located and screened from view in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the provision of a note on the site plan stating that none will be provided;*
- 6) Placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and*
- 7) Submission of a revised site plan to the Planning Department of Mobile Urban Development prior to the issuance of any permits or land disturbance activities.*

Planning Approval: Based on the preceding, this application is recommended for approval, subject to the following conditions:

- 1) Completion of a one-lot subdivision process;*
- 2) Submission and approval of an application for Tree Variance to the Board of Zoning Adjustment, if necessary;*
- 3) Provision of buffering, in compliance with Section 64-4. of the Zoning Ordinance, from residentially zoned properties adjacent to the site (church site and parking lot), along with appropriate screening along the street where the parking lot is across from residentially zoned properties;*
- 4) Placement of a note on the site plan stating that any lighting for the parking lot will be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, as required by Section 64-6.A.3.c. of the Zoning Ordinance;*
- 5) Provision of a dumpster, properly located and screened from view in compliance with Section 64-4.D.9. of the Zoning Ordinance, or the provision of a note on the site plan stating that none will be provided;*
- 6) Placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and*

- 7) *Submission of a revised site plan to the Planning Department of Mobile Urban Development prior to the issuance of any permits or land disturbance activities.*

LOCATOR MAP



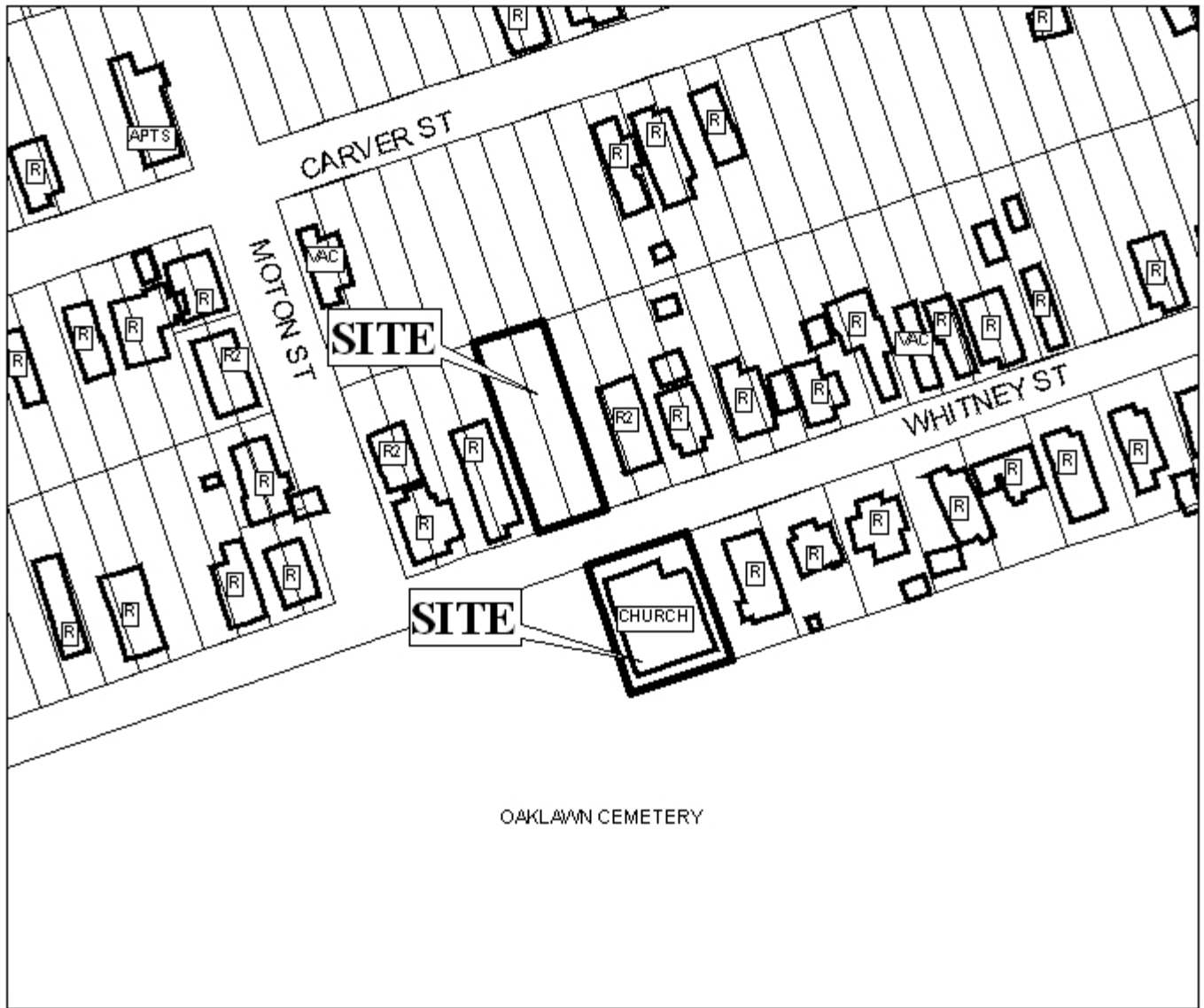
APPLICATION NUMBER 8 & 9 DATE July 2, 2009

APPLICANT First Baptist Church of Carver Homes

REQUEST Planned Unit Development, Planning Approval

N
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NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Residential land use is located to the west, north, and east of the site. A cemetery is located to the south of the site.

APPLICATION NUMBER 8 & 9 DATE July 2, 2009

APPLICANT First Baptist Church of Carver Homes

REQUEST Planned Unit Development, Planning Approval

LEGEND

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NT:

NTS



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

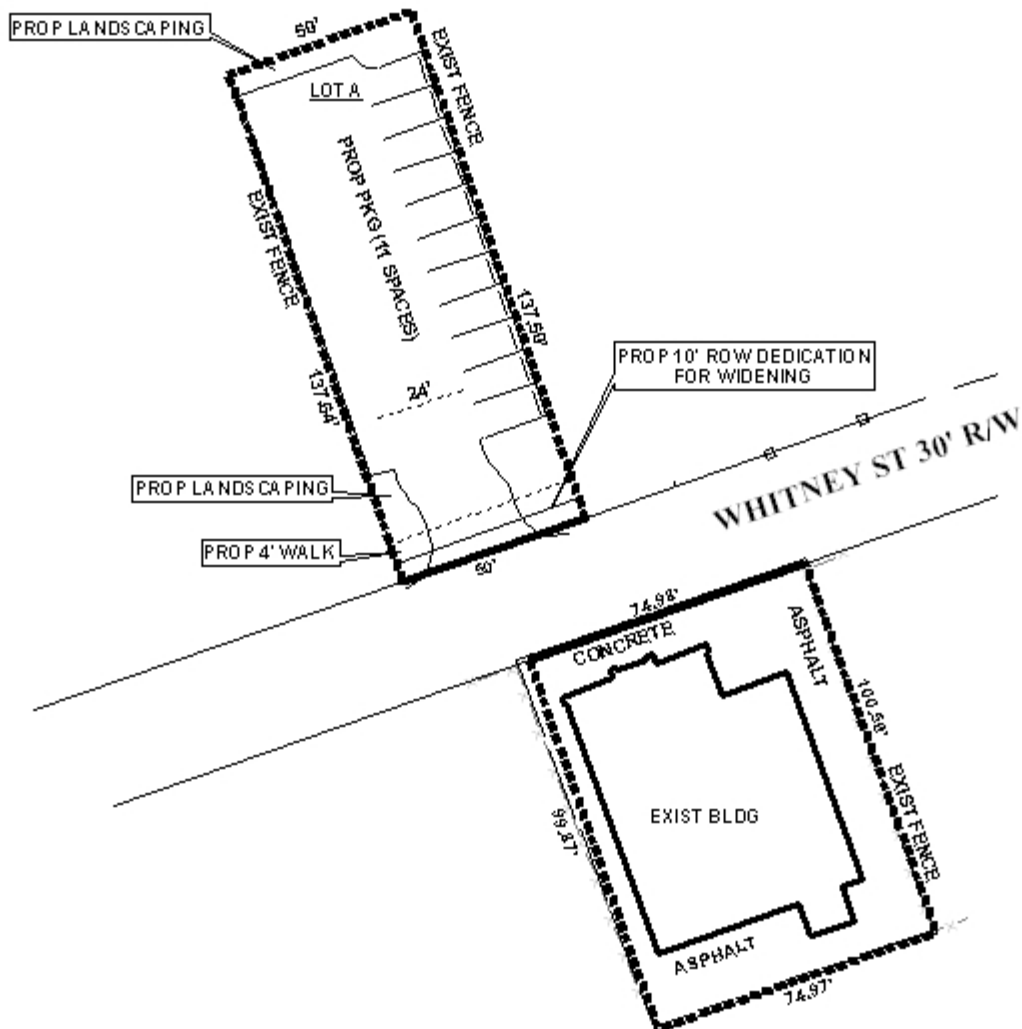


Residential land use is located to the west, north, and east of the site. A cemetery is located to the south of the site.

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SITE PLAN



The site plan illustrates the existing building and proposed off-site parking

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