

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT**

Date: May 20, 2004

**DEVELOPMENT/
APPLICANT NAME**

University Church of Christ, Alpine Hills

SUBDIVISION NAME

University Church of Christ, Alpine Hills Subdivision

LOCATION

5651 Zeigler Boulevard
(South side of Zeigler Boulevard, 650'± West of University
Boulevard, extending to the West side of University
Boulevard, 1,050'± South of Zeigler Boulevard)

**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

9.0± Acres 1 Lot

CONTEMPLATED USE

Expansion of an existing church in an R-1, Single-Family
Residential district to include an administrative offices
addition 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, size, location, and design to be approved by
Traffic Engineering and ALDOT and conform to AASHTO standards. Sign and mark all one-way traffic
flows according to MUTCD 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 an additional building to be used as administrative offices for an existing church. The Zoning Ordinance allows the location and/or expansion of churches in residential districts with Planning Approval, and requires Planned Unit Development Approval if there are to be multiple buildings on a single-building site. Additionally, the site in question is a metes and bounds parcel, therefore, Subdivision approval is also required.

Both Zeigler Boulevard and University Boulevard are shown as major streets on the Major Street Plan component of the Comprehensive Plan, and have existing rights-of-ways in compliance with the plan. While access management is always of concern when considering requests along major streets, the site has existing access points that were approved via previous applications. No changes to the existing access points are proposed.

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.

In general, since the proposal is for an expansion located within the site, the impact on the neighboring properties would be negligible. There are, however, concerns relating to circulation within the site.

The proposed construction will adjacent to the existing sanctuary building, in what is presently a circulation aisle for parking and a covered drop-off. The plan indicates that parking in the immediate area is to be reconfigured from angled parking spaces to parallel spaces. There is, however, no indication how the covered drop-off is to be addressed since there will be no viable access to the drop-off and, the aisle adjacent to the drop-off will not be adequate to allow a vehicle to stop and other vehicles to pass. With minor modifications, an efficient circulation pattern could be achieved, and would most likely require signage prohibiting parking or stopping adjacent to the covered drop-off.

In conversation with the applicant's architect issues relating to circulation were discussed. The architect indicated that the applicant was aware of these issues and that use of the covered drop-off was to be abandoned since there was a similar facility on the other side of the church.

The church has received approval in the past for additions and expansions, including a 1998 Planning Approval and PUD approval for the Student Life Building (southernmost building). At the time of those approvals, the 26' x 95' building (westernmost building) was indicated as "to be removed". Based on the plan submitted with the current applications, that building is still on the site. The plan also notes that it is to be removed upon completion the proposed building.

With regard to the requested subdivision, there are some possible minor discrepancies with the metes and bounds legal description that appear to be related to the recent acquisition of right-of-way for University Boulevard Extension. The site is bounded by an established subdivision to the West and an apparent parcel of record to the East, Zeigler Boulevard to the North and the new University Boulevard Extension to the South.

As indicated above, there was an approved plan in 1998 to allow construction of the Student Life Building. Approvals for that plan required full compliance with the landscaping and tree planting requirements for the entire site. The landscape plan submitted with this application was a copy of the approved plan for the 1998 project and did not reflect the proposed project. Therefore, plans submitted for permitting should reflect all trees required and/or claimed for credit from the previous project.

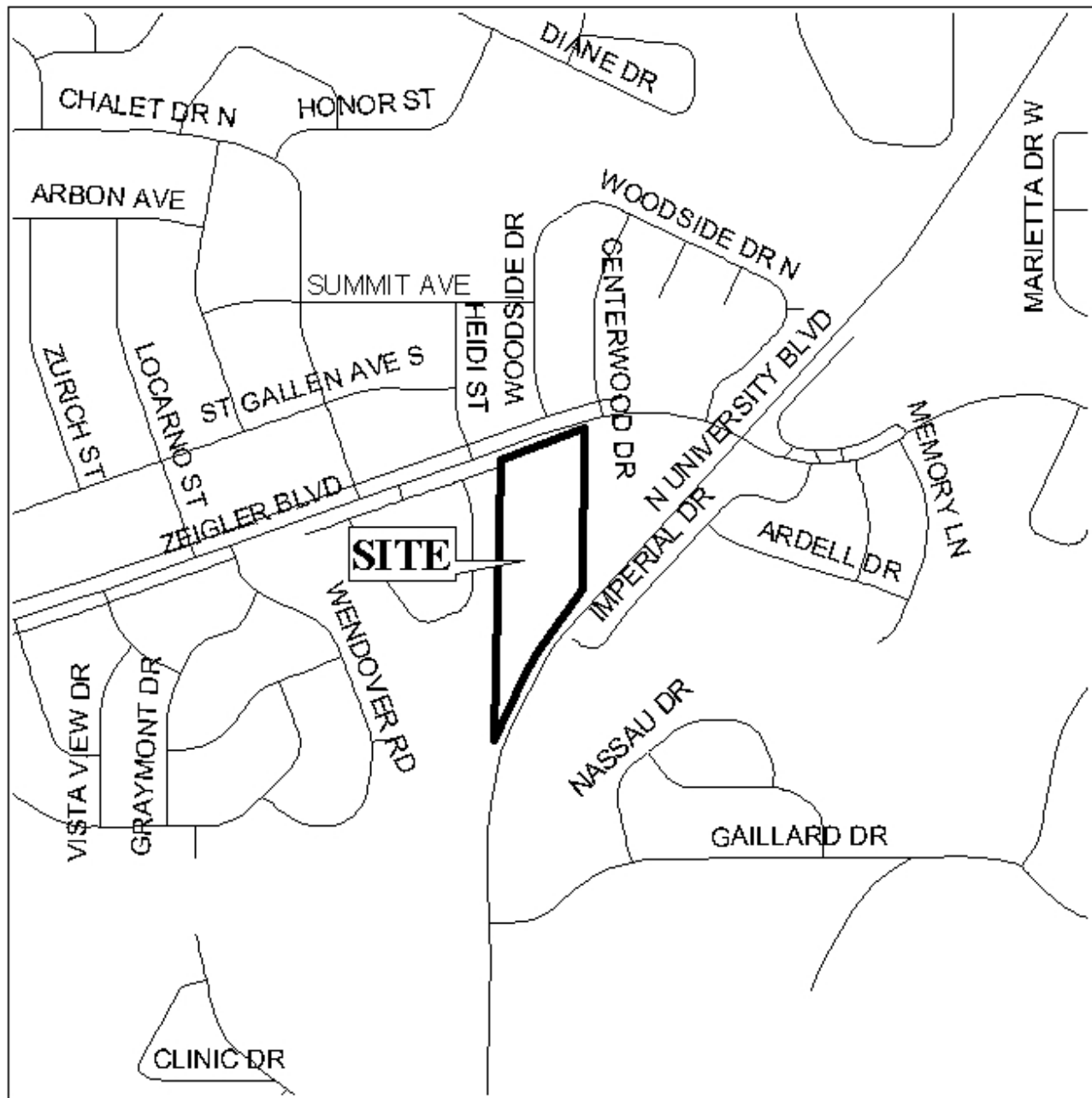
RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) reconfiguration of circulation and parking in the general vicinity of the proposed building, to be approved by Urban Development Staff and the Traffic Engineering Department; 2) provision of appropriate signage to deter stopping and blocking of the aisle adjacent to the covered drop-off; 3) plans for permitting to reflect all trees required and/or claimed for credit from the previous project; and 4) full compliance with all municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) reconfiguration of circulation and parking in the general vicinity of the proposed building, to be approved by Urban Development Staff and the Traffic Engineering Department; 2) provision of appropriate signage to deter stopping and blocking of the aisle adjacent to the covered drop-off; 3) plans for permitting to reflect all trees required and/or claimed for credit from the previous project; and 4) full compliance with all municipal codes and ordinances

Subdivision: the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that the site is limited to two curb cuts to Zeigler Boulevard and one curb cut to University Boulevard, location and design to be approved by Traffic Engineering; and 2) placement of a note on the final plat stating that there shall be not direct connection or direct cut through from Zeigler Boulevard to University Boulevard.

LOCATOR MAP



APPLICATION NUMBER 9, 10 & 11 DATE May 20, 2004

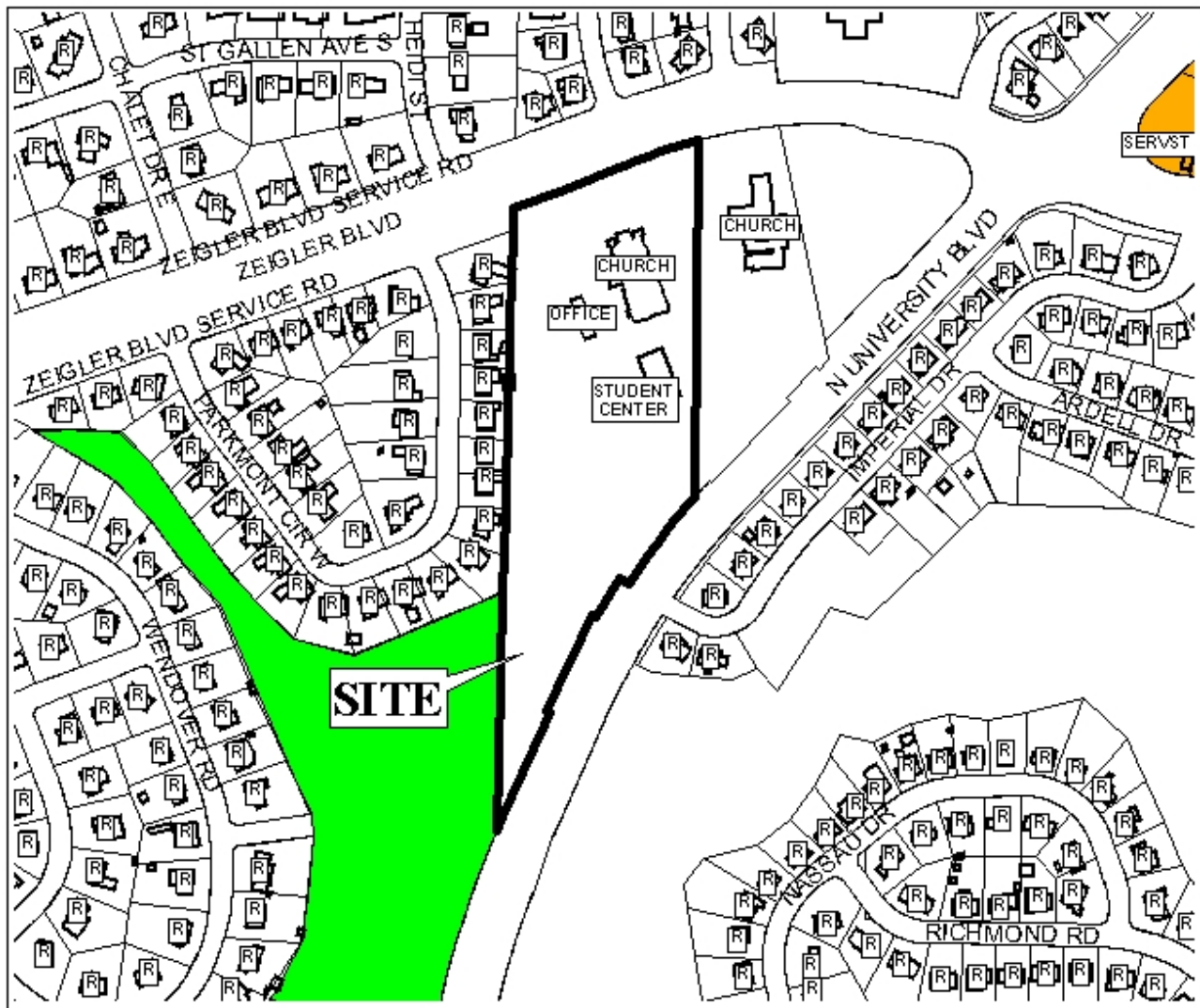
APPLICANT University Church of Christ, Alpine Hills Subdivision (William T. Partridge, Jr., Agent)

REQUEST Planning Approval, Planned Unit Development and Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential dwellings are located to the North, South and West of the site.
A church is located to the East.

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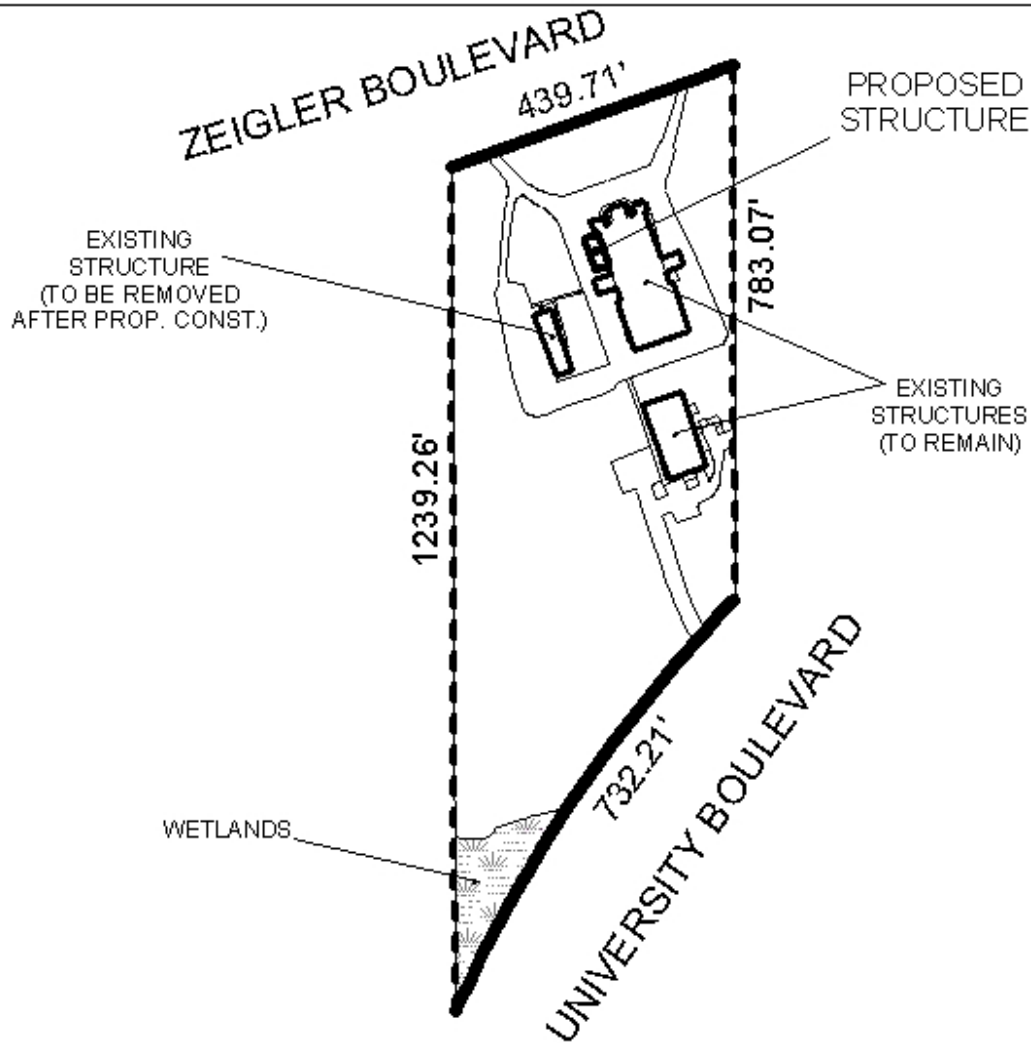
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LEGEND

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	NTS
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SITE PLAN



The site is located on the South side of Ziegler Boulevard, 650' West of University Boulevard, extending to the West side of University Boulevard, 1050' South of Ziegler Boulevard. The plan illustrates the existing and proposed buildings.

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