

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: March 4, 2010****DEVELOPMENT NAME**

Greater Vision of Faith

SUBDIVISION NAME

Greater Vision of Faith Subdivision

LOCATION461 & 463 Bay Shore Avenue
(Southwest corner of Bay Shore Avenue and Josephine Street)**CITY COUNCIL
DISTRICT**

District 1

AREA OF PROPERTY

1 Lot / 0.8 ± acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site, and Subdivision approval to create 1 lot.

**TIME SCHEDULE
FOR DEVELOPMENT**

Not provided

**ENGINEERING
COMMENTS**

A drainage easement will be required on each side of the creek; the width of the easement shall be a minimum of 50' wide and its location to be coordinated with City Engineering Department. The parking lot on the south side of the creek shall not extend beyond the existing top of bank without approval from the City Engineer. A note shall be added to the plat stating that any pavement or other structure located within the drainage easement is subject to removal without compensation for the purposes of maintenance of the creek and any cost associated with the replacement of such shall be the sole responsibility of the property owner. 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. Any existing damaged sidewalk panels and/or driveway aprons shall be replaced.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The northern most drive accessing Bayshore Avenue must be widened to the standard of twenty-four feet with twenty foot radii. The unused driveway cuts to Bayshore Avenue must be removed. Limited to one curb cut to Josephine Street.

**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).

There is a 48-inch Live Oak tree and a 77-inch Live Oak tree on the site that are proposed to be removed. After consultation with the applicant's Engineer, relocation of proposed building to save the trees is not possible due to existing open ditch on the site.

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 multiple buildings on a single building site, and Subdivision approval to create one legal lot of record from six (6) existing legal lots of record. The site is located in Council District 1, and according to the applicant is served by public water and sanitary sewer.

The applicant proposes to construct an 8,800 square-foot Family Center Building for the church as well as to construct new parking areas.

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 any changes to the site plan / Subdivision plat will require approval by the Planning Commission.

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 information that the applicant submitted did not include any information regarding what type of activities or functions that the proposed "Family Center" building will be utilized for. A detailed narrative, including a floor plan of the building, should be provided so that the application may be accurately reviewed. Additionally, no information was provided regarding the time frame of development which is required by Section 64-5.D.2.a (2) of the Zoning Ordinance for a Planned Unit Development application.

Both City Engineering and City Traffic Engineering have expressed concern with the site plan. Regarding City Engineering's concerns, the site does not appear to depict any retention or detention for the site. Additionally, there is a large drainage ditch cutting across the property, with a new parking lot encroaching into that ditch. The applicant should consult with City Engineering to determine the requirements and make appropriate changes.

City Traffic Engineering states that only one curb cut should be allowed to Josephine Street. The applicant currently illustrates three curb cuts, with only one being of standard width.

Additionally, the site plan depicts asphalt parking and maneuvering area within the Josephine Street right-of-way, and this should be removed. Along Bayshore Avenue, the two unused driveway cuts should be removed, and the northernmost curb cut should be revised to meet the standard 24-foot width.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The proposed lot appears to meet all requirements of the zoning ordinance, however, as the PUD is recommended for holdover, the Subdivision should similarly be heldover.

RECOMMENDATION

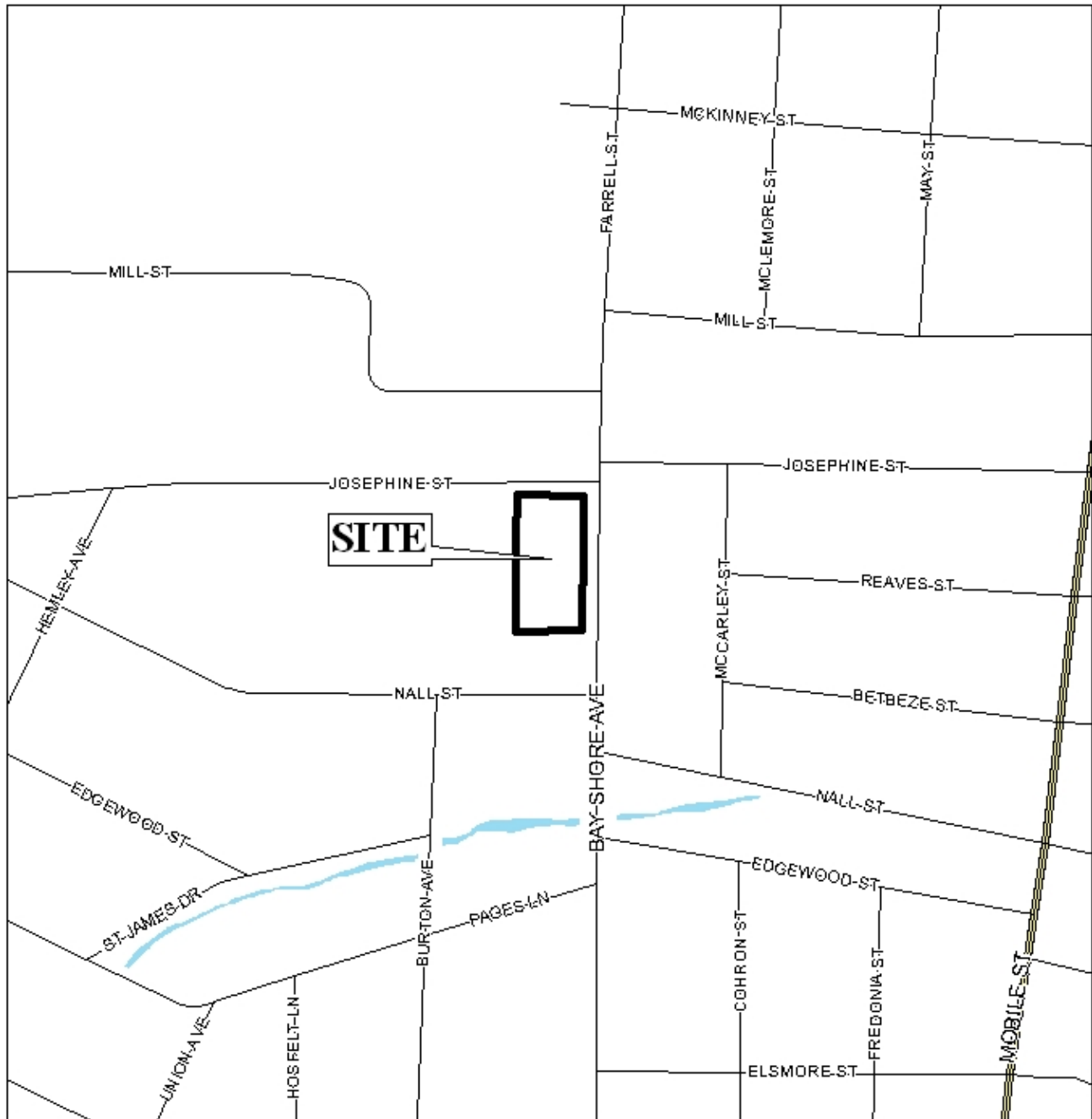
Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the April 1, 2010 meeting, with revisions due by noon Wednesday, March 17, 2010, to address the following:

- 1) submittal of a revised narrative describing the activities and uses that the proposed Family Center building, including a floor plan;
- 2) inclusion of a development time schedule as required by Section 64-5.D.2.a (2) of the Zoning Ordinance;
- 3) consultation and possible revision of the site plan to comply with Engineering Requirements *“A drainage easement will be required on each side of the creek; the width of the easement shall be a minimum of 50’ wide and its location to be coordinated with City Engineering Department. The parking lot on the south side of the creek shall not extend beyond the existing top of bank without approval from the City Engineer. A note shall be added to the plat stating that any pavement or other structure located within the drainage easement is subject to removal without compensation for the purposes of maintenance of the creek and any cost associated with the replacement of such shall be the sole responsibility of the property owner. 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. Any existing damaged sidewalk panels and/or driveway aprons shall be replaced”*;
- 4) revision of the site plan to comply with Traffic Engineering requirements *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The northern most drive accessing Bayshore Avenue must be widened to the standard of twenty-four feet with twenty foot radii. The unused driveway cuts to Bayshore Avenue must be removed. Limited to one curb cut to Josephine Street”*; and
- 5) removal of any parking and/or maneuvering area from the right-of-way.

Subdivision: Based upon the preceding, this application is recommended for Holdover until the April 1, 2010 meeting, with revisions due by noon Wednesday, March 17, 2010, to address the following:

- 1) address all of the issues regarding the PUD including any easements or notes that may be required by City Engineering.

LOCATOR



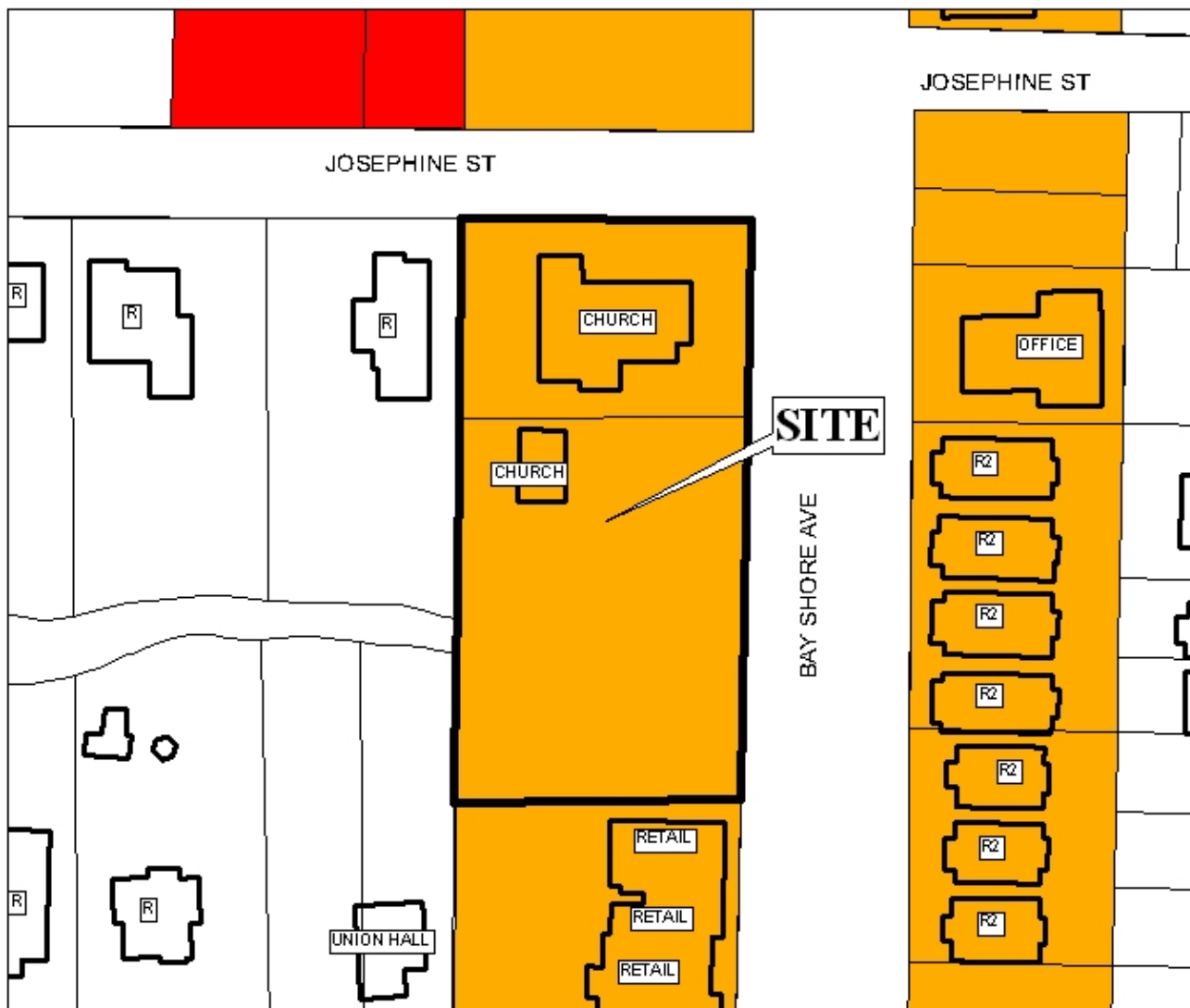
APPLICATION NUMBER 11 & 12 DATE March 4, 2010

APPLICANT Greater Vision of Faith Subdivision

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential and business land use.

APPLICATION NUMBER 11 & 12 DATE March 4, 2010

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REQUEST Subdivision, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

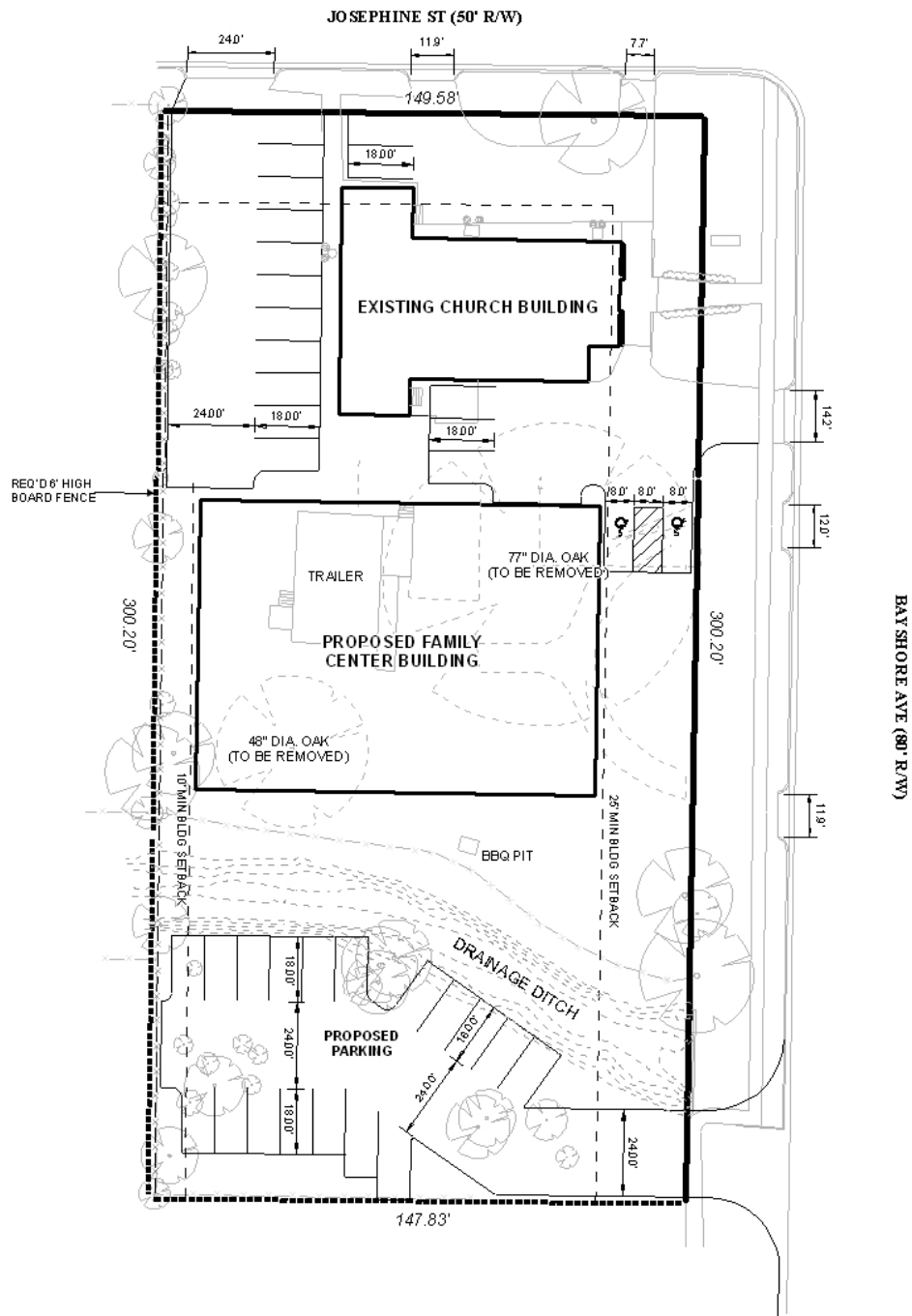


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N
NTS

SITE PLAN



This site plan illustrates the proposed building and parking.

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N
NTS