

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

Date: December 17, 2020

APPLICANT NAME

God's Kingdom Church Ministries

DEVELOPMENT NAME

God's Kingdom Church Ministries

LOCATION

2425 St. Stephens Road
(Southeast corner of St. Stephens Road and Brownlee
Street).

**CITY COUNCIL
DISTRICT**

Council District 1

PRESENT ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

1 Lot / 1.17± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site for a church expansion; and Planning Approval to allow the expansion of an existing church, to include youth and adult ministries and a childcare facility, in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

January 1, 2021

**ENGINEERING
COMMENTS**

Planned Unit Development:

1. Provide a PUD Site Plan (labeled as PUD SITE PLAN) instead of a three (3) sheet set of construction plans. Sheets 2 and 3 of 3 are not needed.
2. Add the following notes to the PUD SITE PLAN:
 - 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 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).
 - 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 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.
- c. 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.
 - d. 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.
 - e. 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.
 - f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Planning Approval: No comments

TRAFFIC ENGINEERING COMMENTS

If the 2012 subdivision plat was recorded: A plat restriction exists on this site that limited the development to one driveway to either St Stephen Road or Brownlee Street. If the proposed driveway on Brownlee Street is necessary for emergency access, it needs to be designated as such or limited to one-way traffic and the plat revised to remove the restriction on access. 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.

If the 2012 subdivision plat was never recorded: If the proposed driveway on Brownlee Street is necessary for emergency access, it needs to be designated as such or limited to one-way traffic. Site is limited to one curb-cut per street frontage with any changes in 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). 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 commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Planned Unit Development Approval to allow multiple buildings on a single building site for a church expansion; and Planning Approval to allow the expansion of an existing church, to include youth and adult ministries and a childcare facility, in an R-1, Single-Family Residential District.

Per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission the Northern 138'± of Lot 1 has been given a Mixed Commercial Corridor (MCC) land use designation. The remainder of Lot 1 has been given a Mixed Density Residential (MxDR) land use designation. 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.

Mixed Density Residential (MxDR):

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 LDR areas, MxDR 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.

Mixed Commercial Corridor (MCC):

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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 applicant states the following pertaining to the applications:

Narrative:

*Mr. and Mrs. Torrance, owners of God's Kingdom Church Ministries, located at 2427 St. Stephens road are expanding their existing site to include youth & adult ministries, also a childcare facility that will service the community and bring more jobs to the Mobile area. There is an existing church on site that has established a great standing within the community. The proposed building is within an R-1 Residential Single-Family District. This project will begin on January 1, 2021 and will continue for 6-12 months. It is the intent of the current owner to hold ownership of this property.
(See attached Survey)
Thank you for accepting this request.*

Plan Consistency Statement:

The existing site is an established church within the R1 zoning district. We are looking to add a childcare facility to the site. This is consistent with other churches in Mobile that have childcare and/or school programs. Below are examples of similar churches with child development centers within residential areas.

Exhibit "A"

St. Pius Tenth Church, located at 217 S Sage Avenue

Exhibit "B"

El Bethel Baptist Church, located at 1200 Gayle Street

Exhibit "C"

Mobile First Church of Nazarene, located at 669 Azalea Road

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 hazards; 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 and limited to the scope of operations; therefore, any future changes to the site plan or scope of operations, as approved, by current or future applicants must be submitted for Planning Approval.

As the proposed building is to be a new structure on the existing site, it must receive Planning Approval to allow the expansion of an existing church, to include youth and adult ministries and a childcare facility, in an R-1, Single-Family Residential 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 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.

PUD approval is **site-plan specific**, thus any changes to the site plan / Subdivision plat will require approval by the Planning Commission. Also, PUD approvals expire within one (1) year if no permits for the development are obtained.

The PUD addresses the multiple structures on the existing single lot. The site plan indicates the existing church building and the proposed building. Calculations on the site plan indicate compliance with the landscaping requirements of the Zoning Ordinance. However, calculations and illustrations for tree plantings are non-compliant with the requirements of Section 64-4.E.3. of the Zoning Ordinance. According to staff calculations the site plan is deficient one (1) heritage frontage tree along St. Stephens Road, one (1) heritage frontage tree along Brownlee Street, and one (1) perimeter overstory tree. Additionally, the site plan illustrates an excessive number of perimeter understory trees. As stated in the above-mentioned section of the Zoning Ordinance, “in no case shall more than half of such trees [perimeter] be understory trees”. However, as the City is looking closely at the spacing of heritage overstory tree plantings to provide a more favorable growth space, a spacing of at least 40’ between trees is being considered as per the proposed Right Tree/Right Place concept. Therefore, the applicant should coordinate with staff on the location of frontage heritage trees and the possibility of reducing the number of required trees with contributions to the Mobile Tree Commission for any reduction in required plantings.

While the site plan does include a note addressing parking lot lighting to some extent, it should be noted that full compliance with parking lot lighting and screening standards will be required per Section 64-6 of the Zoning Ordinance. This will require a photometric site plan be submitted along with any future construction application materials.

The site abuts R-1 properties to the East and South and illustrates a compliant 6' high wooden privacy fence along both property lines. The site plan includes a note stating that garbage collection will be curb-side or via a private collection service, and public sidewalks are illustrated along all street frontages. The site plan indicates a 12' wide emergency access drive to be located South of the proposed building which would connect to the on-site parking area. Doing so would potentially provide through access from Brownlee Street to St Stephens Road, or vice versa. As the 12' width is **not** sufficient for two-way traffic, only one-way traffic should be permitted to utilize the access. As such, the site plan should be revised to illustrate either one-way directional arrows painted on the asphalt or appropriate one-way directional signage to be located at both ends of the proposed emergency access drive.

RECOMMENDATION

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

- a. 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), because it is providing new childcare resources and ministry services than is already existing;
- b. 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), continuing the implementation of a previously approved Subdivision, on land that has an existing structure on site to be repurposed;
- c. the proposal promotes the objective of Environment (to preserve and protect as urban amenities the natural features and characteristics of the land), as the land is already developed;
- d. the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because it is utilizing a site that is already served with public infrastructure.

Based upon the preceding, this application is recommended for approval subject to the following:

- 1) Full compliance with tree planting and landscape area requirements, or coordination with staff regarding Right Tree/Right Place consideration;
- 2) Full compliance with parking lot lighting and buffer requirements;
- 3) Revision of the Site Plan to illustrate either one-way directional arrows painted on the asphalt or appropriate one-way directional signage to be located at both ends of the proposed emergency access drive;
- 4) Placement of a note on the site plan stating the following Traffic Engineering comments:
((If the 2012 subdivision plat was recorded) A plat restriction exists on this site that limited the development to one driveway to either St Stephen Road or Brownlee Street. If the

proposed driveway on Brownlee Street is necessary for emergency access, it needs to be designated as such or limited to one-way traffic and the plat revised to remove the restriction on access. 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. (If the 2012 subdivision plat was never recorded) If the proposed driveway on Brownlee Street is necessary for emergency access, it needs to be designated as such or limited to one-way traffic. Site is limited to one curb-cut per street frontage with any changes in 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.);

- 5) Compliance with Engineering comments: 1. Provide a PUD Site Plan (labeled as PUD SITE PLAN) instead of a three (3) sheet set of construction plans. Sheets 2 and 3 of 3 are not needed. 2. Add the following notes to the PUD SITE PLAN: 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 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). 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 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. c) 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. d) 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. e) 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. f) The proposed development must comply with all Engineering Department design requirements and Policy Letters;
- 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.); and
- 7) Compliance with Fire Department comments and placement of a note: (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 commercial buildings and 600' of sprinkled commercial buildings.).

- 8) Submission of revised Planned Unit Development site plan prior to the issuance of permits; and
- 9) Full compliance with all other municipal codes and ordinances.

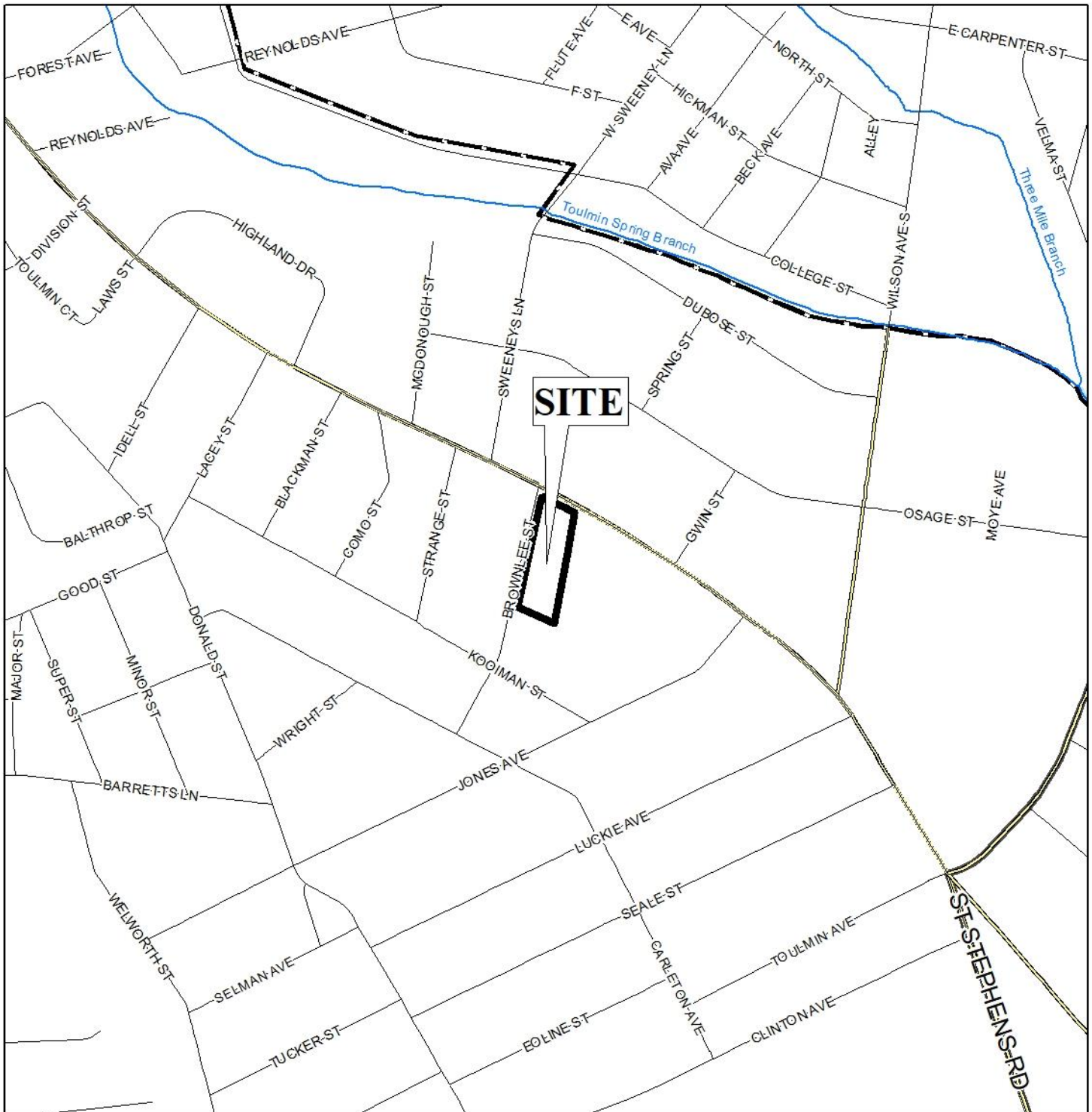
Planning Approval: Staff recommends the following Findings of Fact for Approval for the Planning Approval:

1. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is located within a developed area with public water and sewer services and with nearby fire and police stations;
2. The proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available on-site parking; and
3. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the primary use has already been established at this location.

Staff recommends that the Approval be subject to the following conditions:

1. Obtaining of all necessary permits for the building's renovation; and
2. Full compliance with all municipal codes and ordinances.

LOCATOR MAP



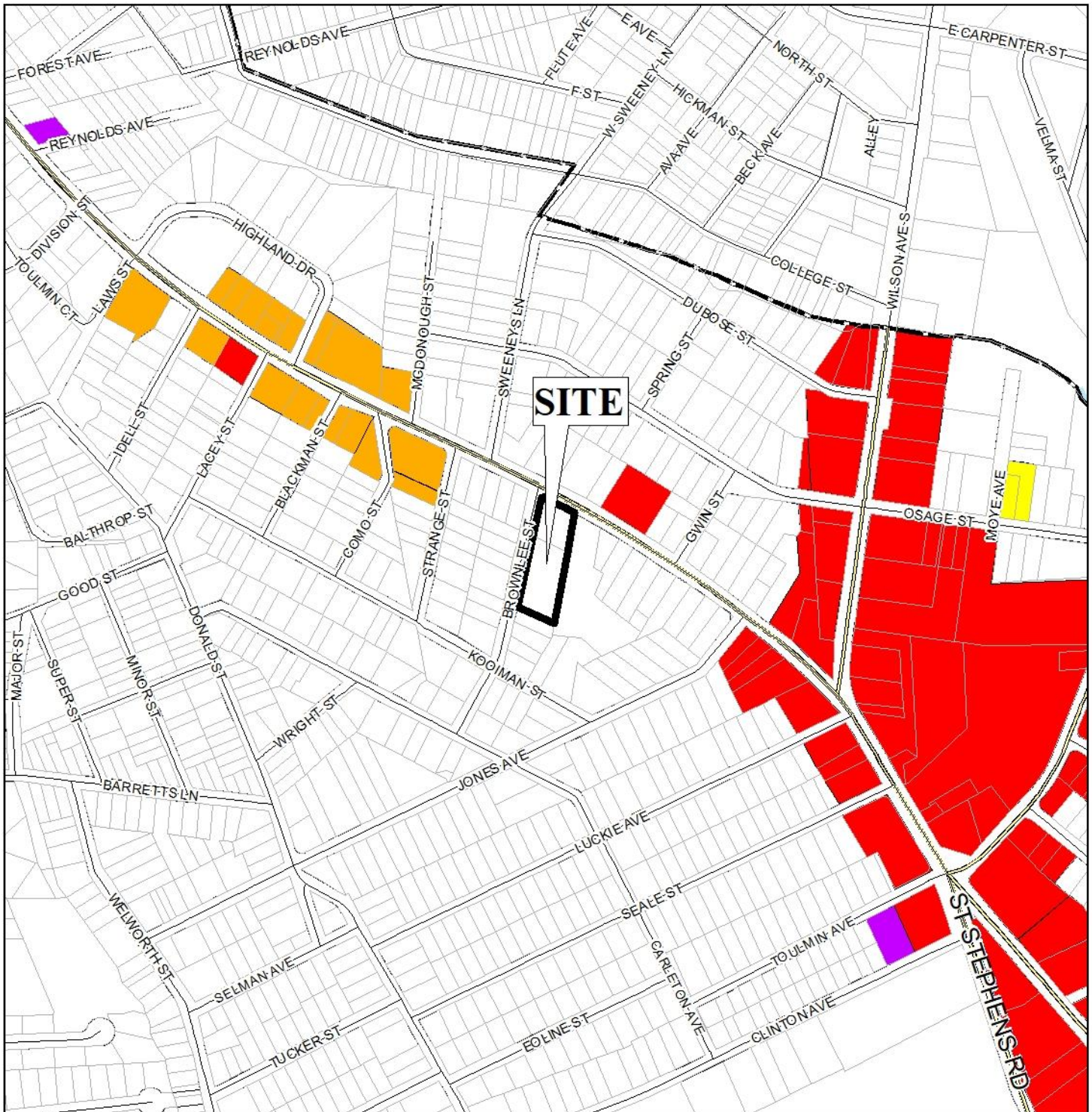
APPLICATION NUMBER 9 DATE December 17, 2020

APPLICANT God's Kingdom Church Ministries

REQUEST Planning Approval, Planned Unit Development



LOCATOR ZONING MAP



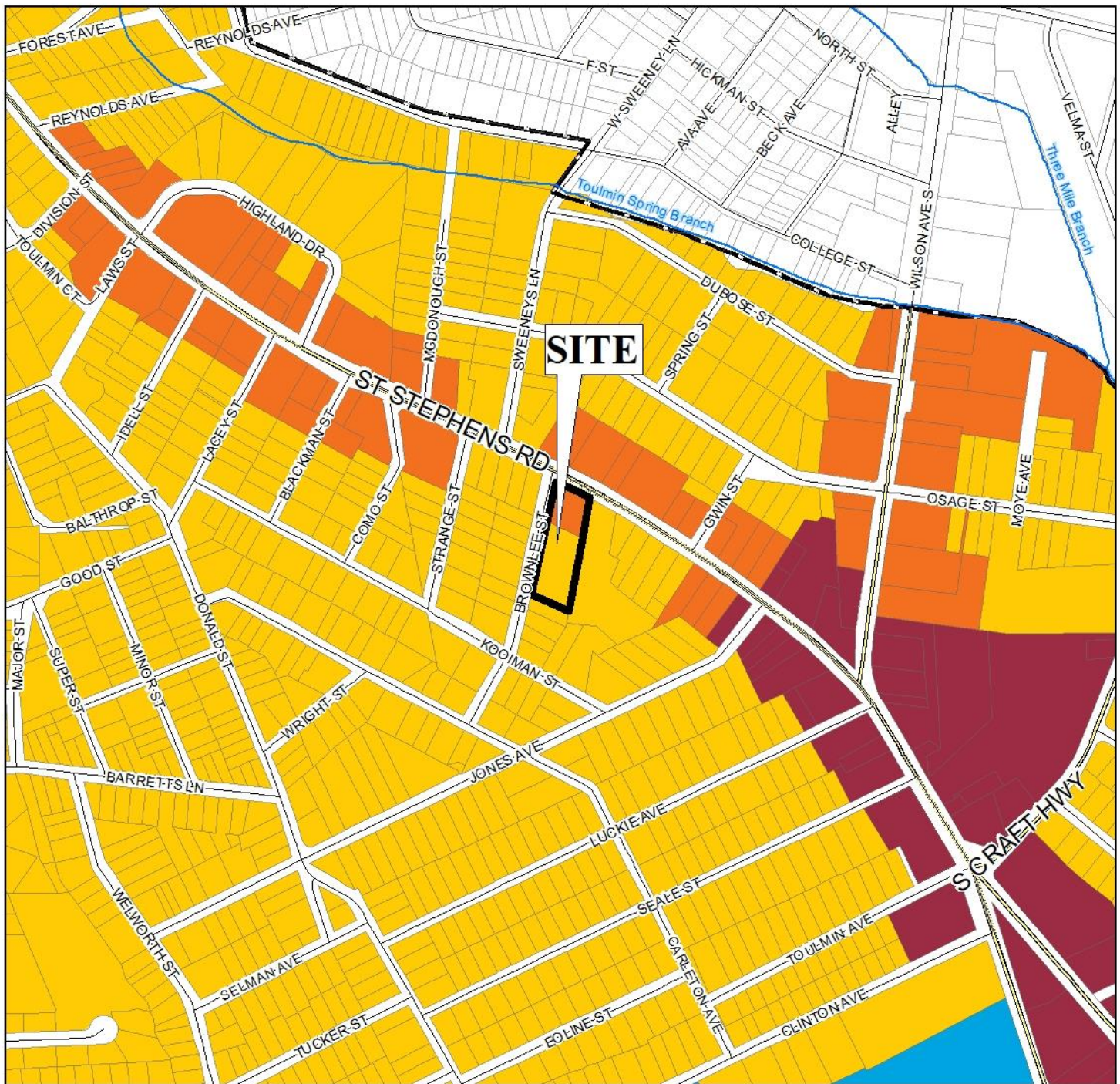
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FLUM LOCATOR MAP



APPLICATION NUMBER 9 DATE December 17, 2020

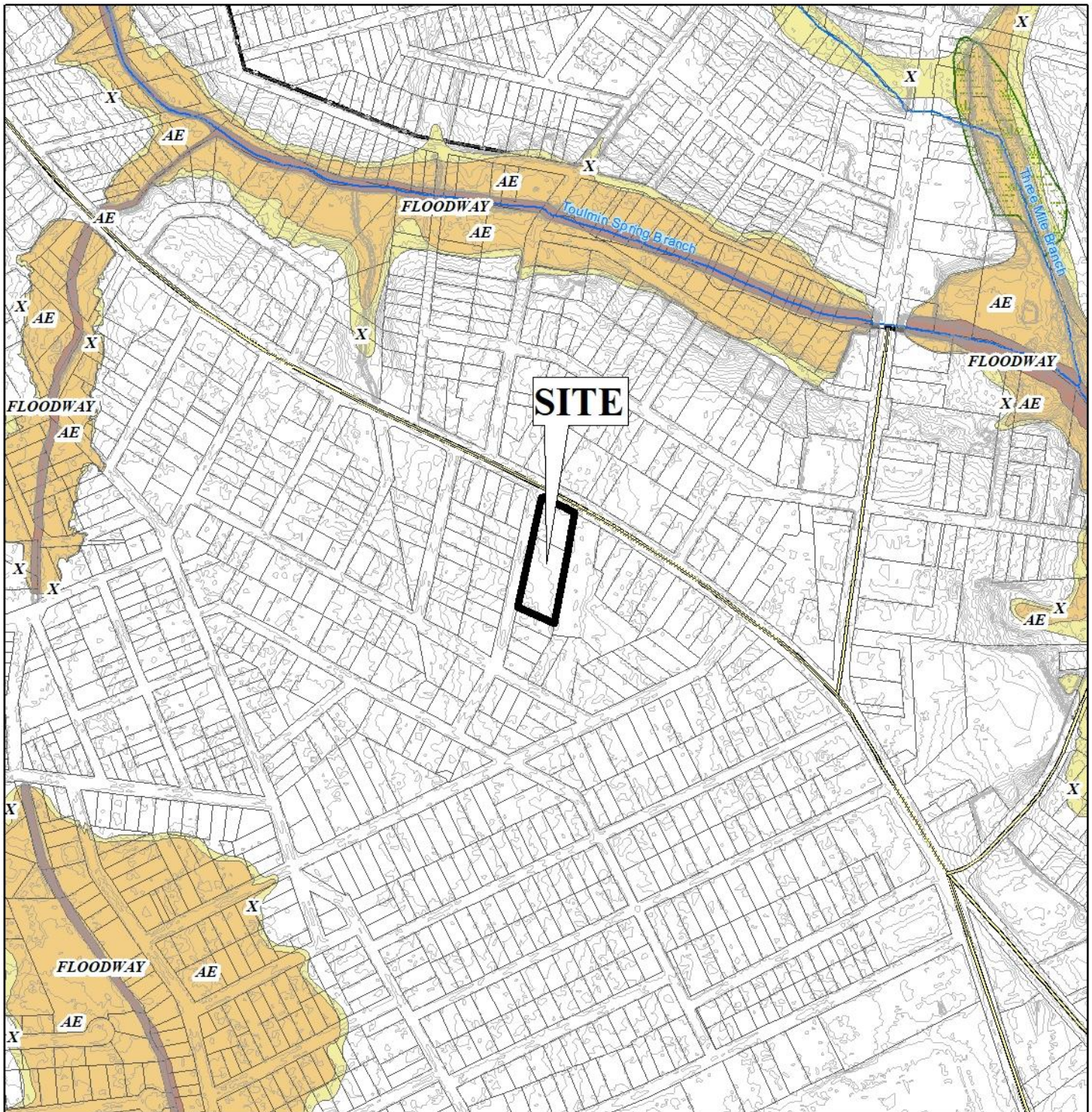
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units, vacant land, a church and a commercial unit.

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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, vacant land, a church and a commercial unit.

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SITE PLAN



The site plan illustrates existing structures, surfaces, setbacks and proposed structures, surfaces and detention pond.

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