

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: November 5, 2015****DEVELOPMENT NAME**

City Church of Mobile

LOCATION3750 Michael Boulevard
(North side of Michael Boulevard, 800'± East of
Downtowner Boulevard)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer Business District

AREA OF PROPERTY

1 Lot / 6.5 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development to allow
multiple buildings on a single building site.**TIME SCHEDULE
FOR DEVELOPMENT**

Not specified

**ENGINEERING
COMMENTS**

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

**TRAFFIC ENGINEERING
COMMENTS**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
61-929 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)
Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall
under the State or County Fire Code. (2012 IFC)

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. Specifically, the request is to allow for the placement of a 36 x 60 foot modular building (2,160 square feet, *although labeled as 1,800 square feet*) on the site in the parking lot, for an unspecified period of time, and to construct fourteen (14) new parking spaces. The modular building will be used as a “children’s church.”

The site most recently appeared before the Planning Commission at its February 3, 2011 meeting, where the Commission granted Subdivision, Planned Unit Development and Zoning approvals to create one legal lot, allow for multiple buildings on a single site (allowing the construction of a food pantry), and a rezoning of the site to B-1 to eliminate split zoning. Conditions of the 2011 approval included full compliance with tree and landscaping requirements of the Zoning Ordinance. The food pantry was completed, however, not all of the Commission’s conditions of approval were fulfilled.

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 if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The site plan depicts the proposed modular building behind the existing sanctuary, placed in the middle of a parking circulation aisle. The proposed fourteen (14) new parking spaces are located on the west side of the existing western driveway, adjacent to the proposed modular building and the existing sanctuary. The new parking spaces will offset the loss in parking spaces due to the placement of the modular building, and the site will remain compliant regarding the number of spaces required based upon the size of the sanctuary.

No bumper stops are indicated for the new parking spaces, nor are any indicated near the modular building that might prevent a vehicle from contacting the building. The site plan should be revised to indicate, at minimum, bumper stops or curbing for the new parking spaces.

Aerial photos indicate that the site plan does not accurately reflect the location of the existing dumpster, and it also appears that vehicles routinely park on grass on the west side of the parking lot.

Regarding tree and landscape compliance, there are sufficient existing trees on site that eliminate the need for any new perimeter or parking trees, however, frontage trees are still required. The site plan depicts three (3) existing frontage trees and fourteen (14) proposed frontage trees,

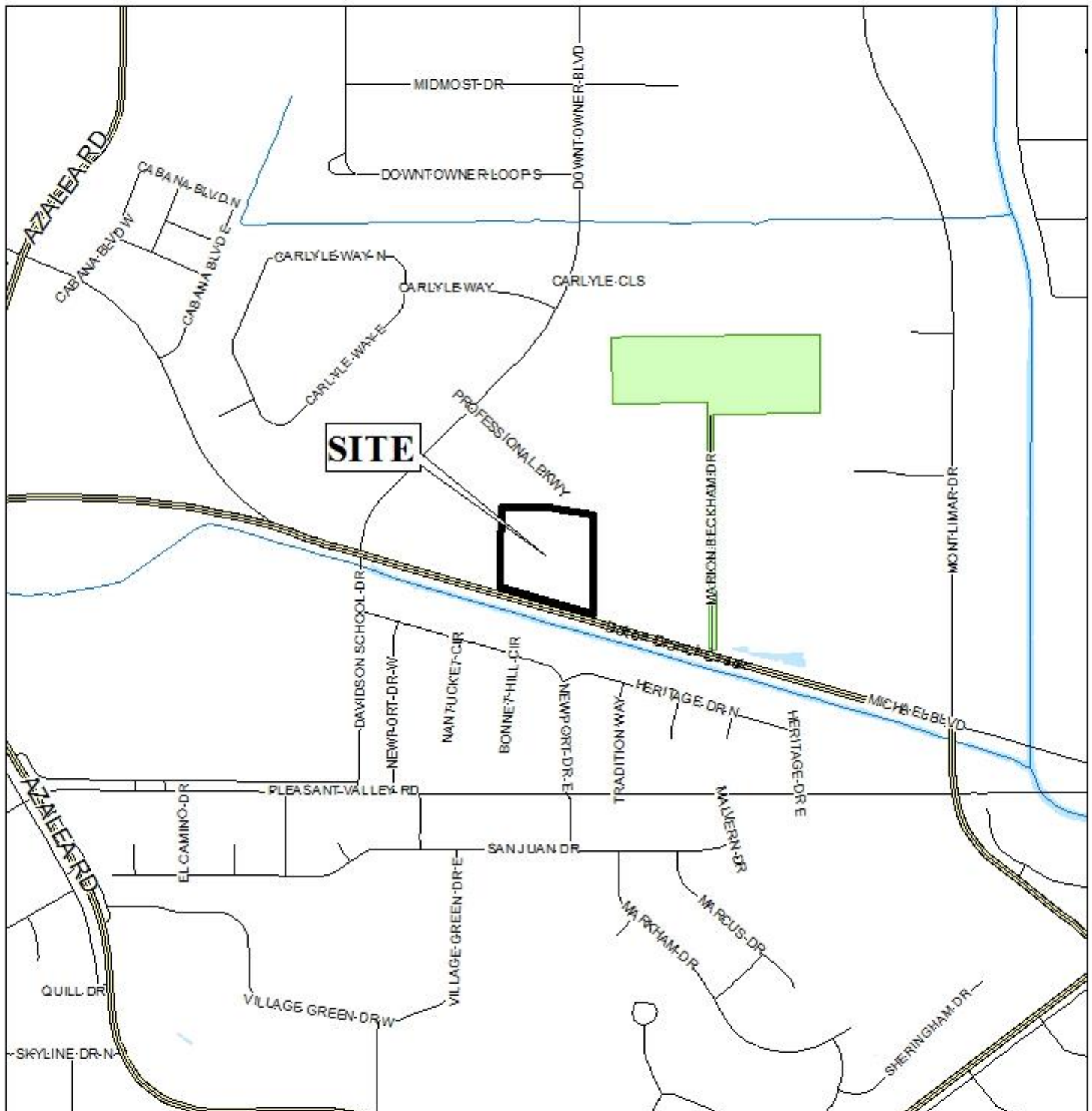
leaving the site one (1) frontage tree short of full compliance. The site plan should be revised to add one additional frontage tree, for a total of eighteen (18) trees.

RECOMMENDATION

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

- 1) Revision of the site plan to depict the accurate location of the dumpster and enclosure;
- 2) Revision of the site plan to depict bumper stops or curbing for the fourteen (14) new parking spaces;
- 3) Revision of the site plan to depict one (1) additional frontage tree, for a total of three (3) existing and fifteen (15) new frontage trees;
- 4) Modular building placement limited to one year;
- 5) Compliance with Engineering comments (*ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. The proposed development must comply with all Engineering Department design requirements and Policy Letters.*);
- 6) Compliance with Traffic Engineering comments (*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.*);
- 7) 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 61-929 and City Code Chapters 57 and 64).*);
- 8) Compliance with 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) Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)*); and
- 9) Provision of a revised PUD site plan prior to any request for land disturbance or other associated permits.

LOCATOR MAP



APPLICATION NUMBER 11 DATE November 5, 2015

APPLICANT City Church of Mobile

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units to the north and residential units to the south.

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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



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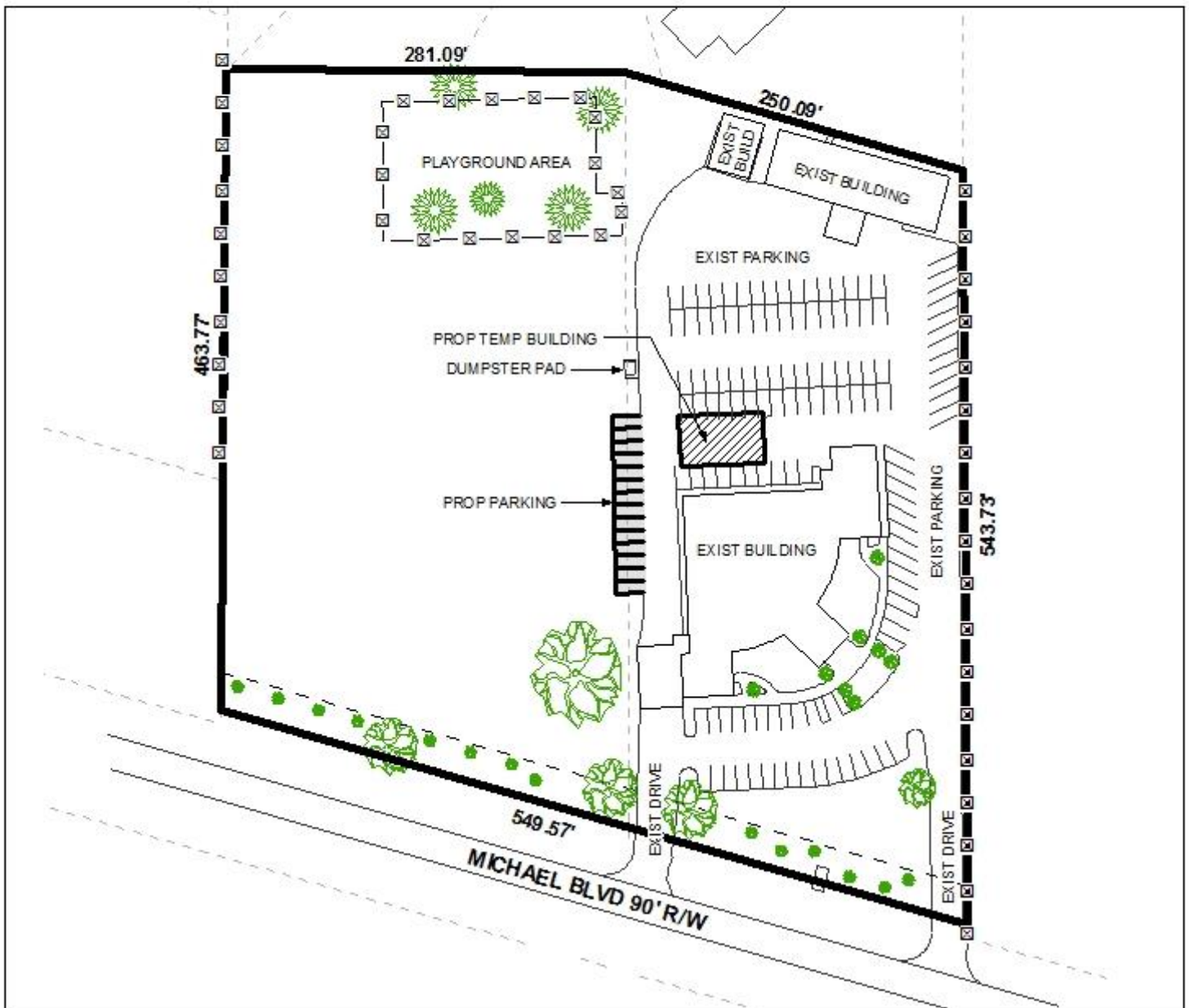
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SITE PLAN



The site plan illustrates

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