

**ZONING AMENDMENT,  
PLANNED UNIT DEVELOPMENT &  
SUBDIVISION STAFF REPORT**

**Date: January 6, 2011**

**NAME**

City Church of Mobile

**SUBDIVISION NAME**

City Church of Mobile Subdivision

**LOCATION**

3750 Michael Boulevard  
(North side of Michael Boulevard, 800'± East of  
Downtowner Boulevard).

**CITY COUNCIL  
DISTRICT**

District 5

**PRESENT ZONING**

B-2, Neighborhood Business District, and R-1 Single-Family Residential District

**PROPOSED ZONING**

B-1, Buffer Business District

**REASON FOR  
REZONING**

None provided.

**AREA OF PROPERTY**

1 Lots / 6.3 Acres ±

**CONTEMPLATED USE**

Subdivision approval to create 1 legal lot of record from two existing metes and bounds parcels, Planned Unit Development Approval to allow multiple buildings on a single building site, and Rezoning from B-2, Neighborhood Business District, and R-1 Single-Family Residential District, to B-1, Buffer Business District, to eliminate split zoning in the proposed subdivision and allow expansion of an existing church facility.

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**TIME SCHEDULE**

None Given

**ENGINEERING****COMMENTS**

Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from the proposed any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

**TRAFFIC ENGINEERING****COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The eastern Driveway is less than the standard of twenty-four feet wide and should be widened or eliminated. The aisle to the rear parking lot is too narrow for parking on both side of the aisle and parking on one side of the drive should be eliminated.

**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. Fire hydrants shall be installed to comply with 2003 IFC 508.5.1

**REMARKS**

The applicant is requesting Subdivision Approval to create one legal lot of record from two existing metes and bounds parcels; Planned Unit Development Approval to allow multiple buildings on a single building site to allow expansion of a church with the addition of a food pantry, and rezoning from B-2, Neighborhood Business District, and R-1 Single-Family Residential District, to B-1, Buffer Business District, to eliminate split zoning in the proposed subdivision and allow expansion of an existing church facility.

The applicant did not provide any justification or sufficient narratives for the Rezoning Application or the Planned Unit Development Application. Both applications only include a brief, non-descriptive narrative that does not provide the scope of work in detail to be done. Section 64-5.D. of the Zoning Ordinance requires the submittal of a detailed narrative describing the project along with time frames. This requirement is specifically indicated on the application as numbers (7) and (9).

The applicant also did not provide any justification for rezoning and also did not indicate which of the four acceptable conditions for rezoning were occurring at the site as outlined in Section 64-9.A.1. of the Zoning Ordinance. The requirement for a narrative and justification is specifically indicated on the application as numbers (7) and (8).

The site plan provided is not complete as it does not indicate dimensions of parking stalls or drive aisles, does not indicate paving materials, and does not indicate the seating capacity of the church and other information needed to ensure parking compliance.

No reviews can be done until the applications are complete with ALL required documentation.

## **RECOMMENDATION**

**Planned Unit Development:** The request for Planned Unit Development approval is recommended for holdover until the February 3, 2011, meeting with revisions due to the Planning Section by noon on Thursday, January 20, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail as required in Section 64-5.D. of the Zoning Ordinance;
- 2) revision of the site plan to show **ALL** improvements on the site, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the church and other information needed to ensure parking compliance;
- 3) compliance with Traffic Engineering Comments: *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The eastern Driveway is less than the standard of twenty-four feet wide and should be widened or eliminated. The aisle to the rear parking lot is too narrow for parking on both side of the aisle and parking on one side of the drive should be eliminated;”* and
- 4) compliance with Engineering Comments: *“Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from the proposed any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.”*

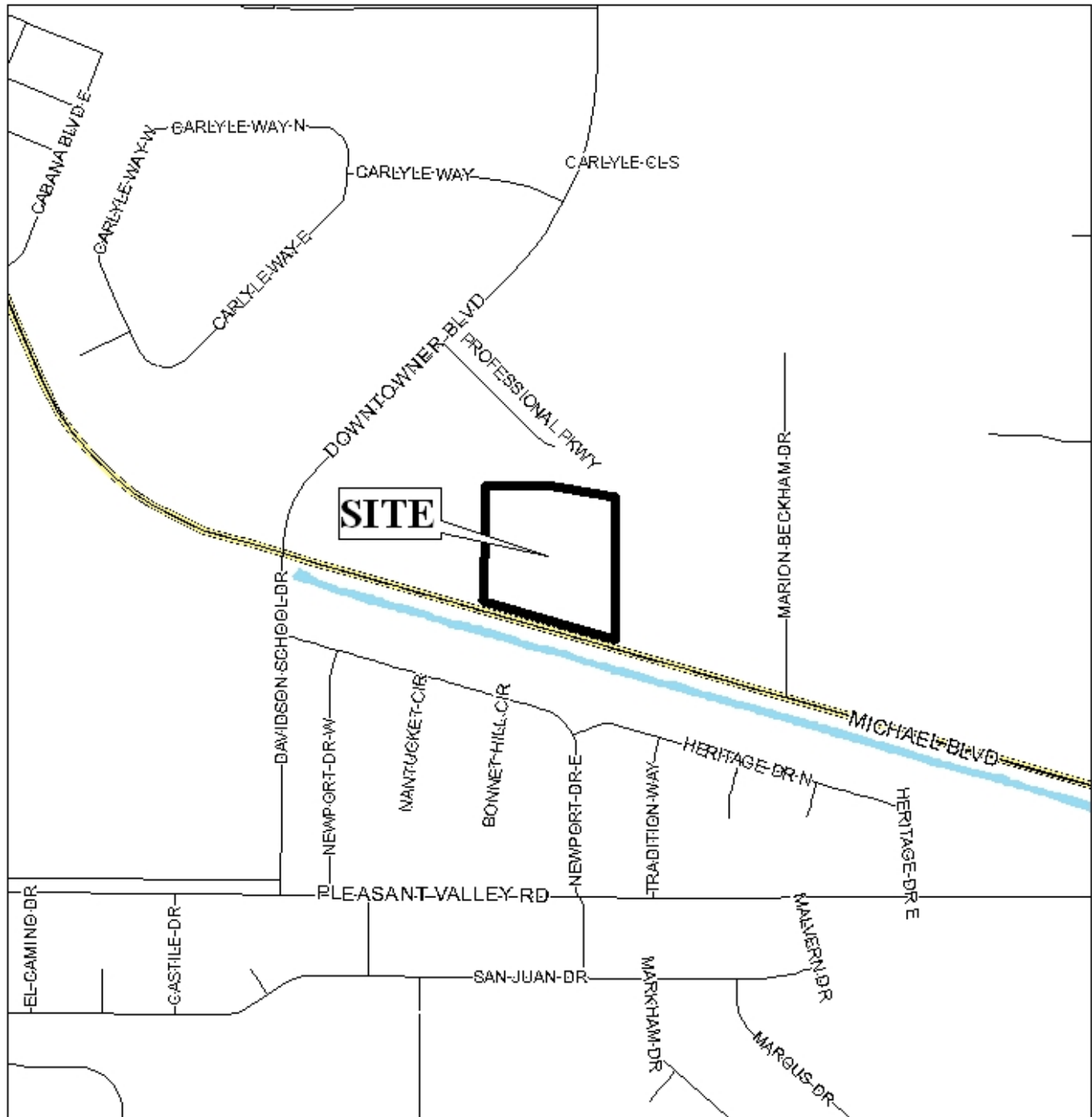
**Rezoning:** The request for Rezoning approval is recommended for holdover until the February 3, 2011, meeting with revisions due to the Planning Section by noon on Thursday, January 20, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail;
- 2) submittal of justification for rezoning to include which, if any, of the four acceptable conditions to warrant rezoning are occurring at the site as defined by Section 64-9.A.1. of the Zoning Ordinance; and
- 3) revision of the site plan to show **ALL** improvements on the site, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the church and other information needed to ensure parking compliance.

**Subdivision:** The Subdivision request is recommended for holdover until the February 3, 2011, meeting with revisions due to the Planning Section by noon on Thursday, January 20, 2011, to address the following:

- 1) revisions to the associated Planned Unit Development, and Rezoning Applications as outlined.

# LOCATOR



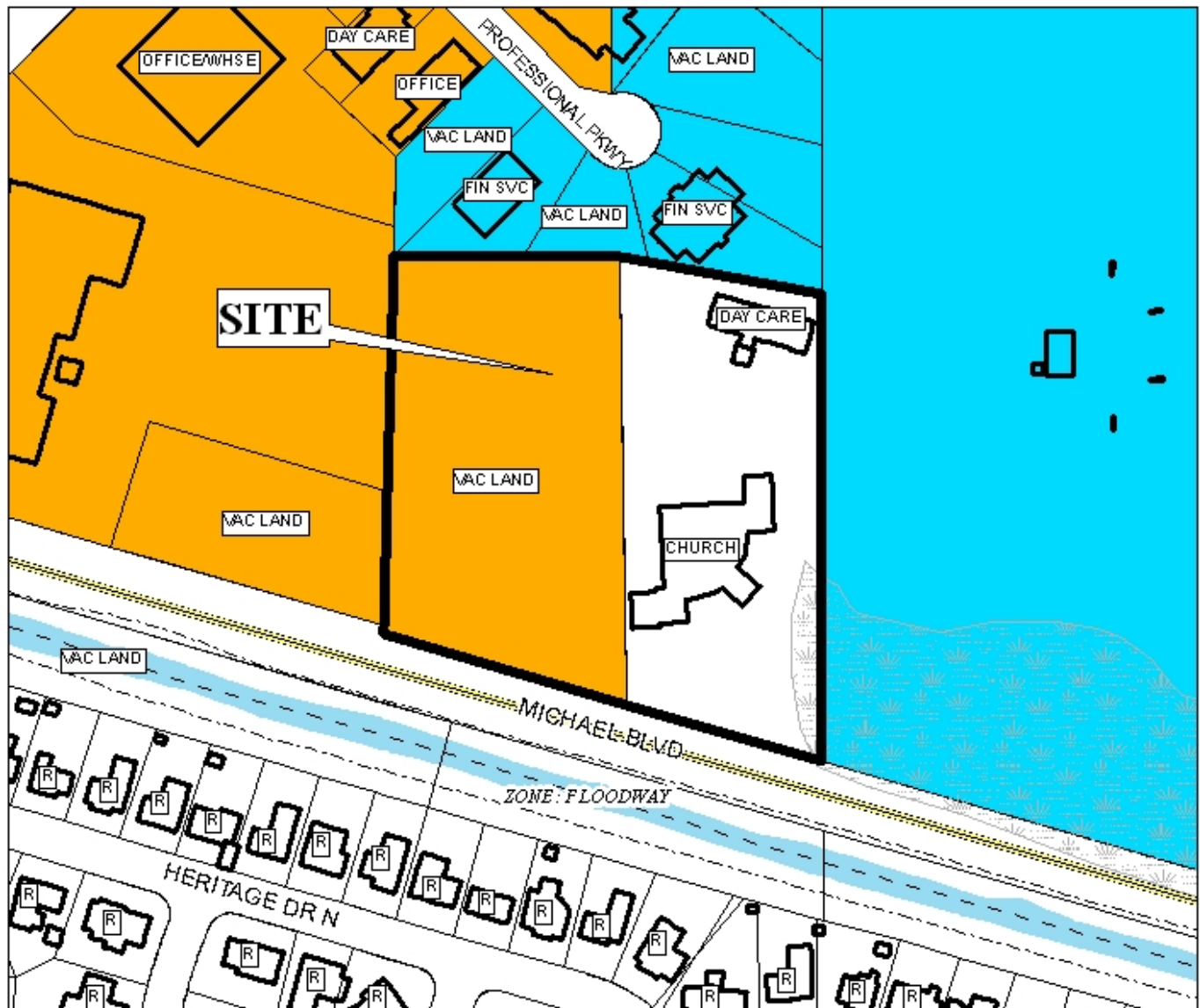
APPLICATION NUMBER 12, 13, & 14 DATE January 6, 2011

APPLICANT City Church of Mobile Subdivision

REQUEST Subdivision, PUD, Rezoning from B-2 and R-1 to B-1



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by commercial land use with residential land use.

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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
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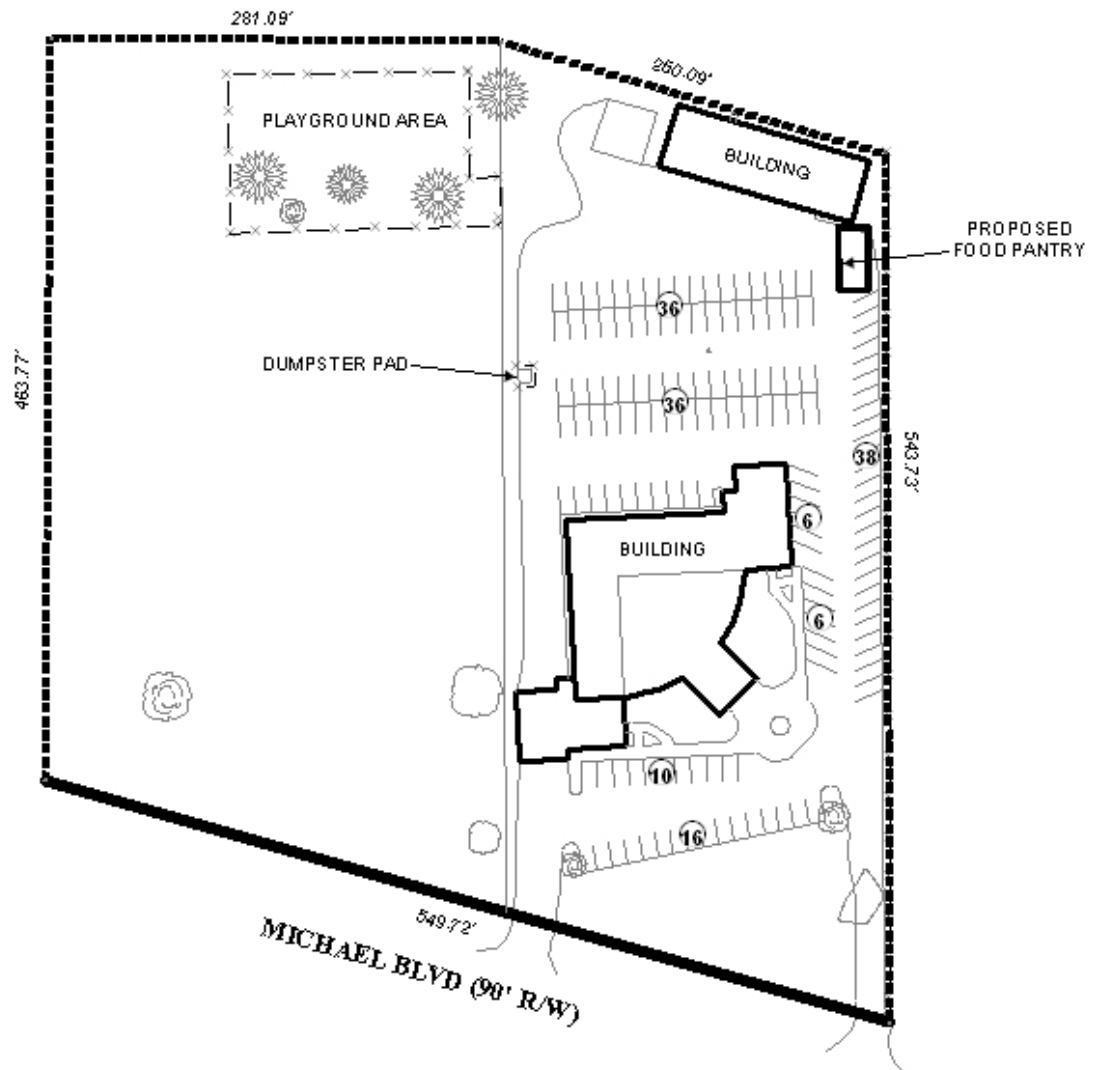
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# SITE PLAN



This site plan illustrates the existing and proposed buildings and lot configuration.

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