

**PLANNED UNIT DEVELOPMENT  
& SUBDIVISION STAFF REPORT****Date: March 1, 2018****DEVELOPMENT NAME**

Amity Missionary Baptist Church Subdivision, Revision &amp; Addition to Lot 1

**SUBDIVISION NAME**

Amity Missionary Baptist Church Subdivision, Revision &amp; Addition to Lot 1

**LOCATION**1802 Como Street  
(Southwest corner of Como Street and St. Stephens Road).**CITY COUNCIL  
DISTRICT**

District 1

**PRESENT ZONING**

B-2, Neighborhood Business District.

**AREA OF PROPERTY**

1 Lot / 1.5± Acres

**CONTEMPLATED USE**

Subdivision Approval to create one (1) legal lot of record and Planned Unit Development Approval to allow the construction of an off-site parking lot for an existing church.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately.

**ENGINEERING  
COMMENTS****Subdivision: FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- D. Provide the Surveyor's Certificate and Signature.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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.

- G. Add a note to the Plat stating that 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.
- H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

**Planned Unit Development:** ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

- 1. 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 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).
- 2. 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.
- 3. 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.
- 4. 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.
- 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

## **TRAFFIC ENGINEERING**

### **COMMENTS**

St. Stephens Road (US Highway 45) is an ALDOT maintained roadway. Lot is limited to one curb cut to Como Street to be approved by Traffic Engineering and conform to AASHTO Standards. Existing church site is limited to its existing curb cuts 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).

## **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).

## **MAWSS COMMENTS**

No comments.

## **REMARKS**

The applicant is seeking Subdivision Approval to create one (1) legal lot of record and Planned Unit Development Approval to allow the construction of an off-site parking lot for an existing church.

The subject site was previously the subject of Off-Site Parking and Parking Ratio Variance approvals at the July 7, 2008 meeting of the Board of Zoning Adjustment to allow 27 of the proposed 63 parking spaces for a 255-seat church to be off-site when 64 on-site parking spaces were required.

On July 10, 2008 the Planning Commission approved a two (2)-lot Subdivision of the subject site and the adjacent lot on which the aforementioned church was to be developed. Re-zoning of the subject site was also recommended for approval at the July 10, 2008 meeting of the Planning Commission to resolve a situation of split-zoning of the adjacent site. The subdivision was recorded in Mobile County Probate Court on July 15, 2009, and re-zoning from B-2, Neighborhood Business District to B-2, Neighborhood Business District was adopted by City Council at its September 3, 2008 meeting, thus bringing both sites into a single subdivision and zoning district.

Planned Unit Development (PUD) approval was granted for both the subject site and the adjacent site at the July 24, 2008 meeting of the Planning Commission to accommodate the 27 off-street parking spaces approved by the Board of Zoning Adjustment. Extension of the PUD approval was granted at the August 20, 2009 meeting of the Planning Commission and construction of the church began soon thereafter. The subject site, however, was not developed for off-site parking and the Variances allowing reduced and off-site parking subsequently expired.

The church received Parking Ratio and Rear Yard Setback Variance approvals at the October 5, 2015 meeting of the Board of Zoning Adjustment to allow 35 on-site parking spaces for a 255-seat church, and to allow mechanical equipment to be placed within a 10'-wide residential protection buffer. Review of the land disturbance and building permits, as well as of recent aerial photos and Google Street View images, show the site was developed accordingly.

The applicant is now seeking Subdivision Approval to create one (1) legal lot from one (1) legal lot and one (1) tax parcel, and PUD Approval to again allow off-street parking for the adjacent church.

The site has been given a **Mixed Commercial Corridor** land use designation per the recently adopted Future Land Use Plan and Map. 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. This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. It includes a wide variety of retail, services and entertainment uses.

The Mixed Commercial Corridor 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 re-development in Mixed Commercial Corridors is encouraged to: raise design quality; improve connectivity to surrounding neighborhoods; improve 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.

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.

PUD 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 proposed lot has frontage on St. Stephen's Road, an ALDOT-maintained roadway and proposed major street with a 100' right-of-way per the recently adopted Major Street Plan, and on Como Street, a minor street with curb and gutter requiring a 50' right-of-way. The plat illustrates a 60' right-of-way along St. Stephens Road and a 45' right-of-way along Como Street, both of which are substandard. However, with regards to St. Stephen's Road, the Major Street Plan component of the Comprehensive Plan lists St. Stephen's as a link in the proposed Congress-Donald Street-Moffett Road connection. It is further stated in the plan that the "...existing right-of-way for St. Stephen's Road will be utilized." As such, no additional right-of-way should be required along St. Stephen's Road.

Regarding Como Street, previous subdivision of the site also indicated a 45' right-of-way at this location which was subsequently recorded in Mobile County Probate Court. As such, a waiver of Section V.D.14. of the Subdivision Regulations may be appropriate to maintain the existing right-of-way.

Dedication of the corner radius at the intersection of St. Stephens Road and Como Street is illustrated in compliance with Section V.D.6. of the Subdivision Regulations and should be maintained on the Final Plat, if approved.

The site is proposed to be accessed by one (1) curb cut from Como Street, 82'± South of St. Stephens Road. As such, a note should be placed on the Final Plat, if approved, stating the lot is limited to one (1) curb cut to Como Street, with any changes to its size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards.

The lot meets the minimum size requirements for lots with access to public water and sanitary sewer systems and is appropriately labeled in square feet and acres. This information should be retained on the Final Plat, if approved; or, the provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line is illustrated on the preliminary plat and should also be retained on the Final Plat, if approved.

It should be noted that the proposed lot is labeled as "Lot A." Previous subdivision of the site labelled the lot as "Lot 1" in procession of a two (2)-lot subdivision, "Lot 2" being the site on

which the church is developed. The applicant may wish to consider re-naming Lot A as Lot 1 to maintain consistency when referencing the PUD site.

Regarding the PUD request, the applicant proposes to develop the site with off-site parking to accommodate off-street parking requirements for a 255-seat church. The site plan illustrates 35 on-site parking spaces and 47 off-site parking spaces which, when combined, meet the minimum off-street parking requirements regarding number of parking spaces, and stall length and width. Four (4) on-site parking spaces are designated as van accessible and also meet dimensional requirements.

Curbing is illustrated where vehicles could extend beyond existing and proposed parking facilities.

Adequate two-way aisle access and a 27'± wide driveway providing access to and from Como Street are illustrated for the proposed parking lot.

A note should be placed on the site plan stating the site will comply Sections 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance should be required regarding parking lot lighting, and a photometric plan illustrating such compliance will be required prior to the approval of any land disturbing or construction activities.

A sidewalk is illustrated along Como Street in compliance with the City's Complete Streets policy, but a sidewalk is not illustrated along St. Stephens Road. Revision of the site plan illustrating a sidewalk along both St. Stephens Road and Como Street should be required, or the applicant may apply for a Sidewalk Waiver to be considered by the Planning Commission. Either revision of the site plan or approval of a Sidewalk Waiver will be required prior to the signing of the Final Plat.

Trees and landscape area are illustrated for the subject site in compliance with 64-4.E. of the Zoning Ordinance, but are not illustrated on the church site. Recent Google Street View images show tree plantings and landscape area on the church site, and a tree and landscaping plan is on file with the Planning and Zoning Department, but revision of the site plan to show full compliance with tree and landscaping ordinances should be required for the entire PUD site prior to the approval of any land disturbing or construction activities.

It should be noted that the property owner's signature will be required on the revised tree and landscaping plan indicating they agree to comply with applicable Tree and Landscaping Ordinances. As such, the revised tree and landscaping plan should also include the property owner's signature; or, a letter from the property owner stating they will comply with City of Mobile Tree and Landscaping Ordinances may suffice.

A dumpster pad is illustrated on the church site and should already be in compliance with Section 64-4.D.9. of the Zoning Ordinance regarding enclosure and sanitary sewer connection requirements. Any new dumpster placed on either site must also comply with Section 64-4.D.9. and should be illustrated on a revised PUD site plan.

The site is adjacent to several R-1, Single-Family Residential properties, thereby requiring a residential buffer in compliance with Section 64-4.D.1. of the Zoning Ordinance. As such, revision of the site plan to illustrate a compliant residential buffer should be required prior to the approval of any land disturbing or construction activities.

In coordination with the Subdivision, the rights-of-way along all street frontages are illustrated and should be retained on the site plan, if approved.

Dedication of the corner radii for the proposed subdivision, as well as recorded for the existing church subdivision, should be indicated on the site plan, if approved.

Placement of a note on the site plan should also be required limiting the amount of curb cuts in coordination with the Subdivision of the subject site, as well as previous subdivision of the church site.

The size of the existing lot on which the church is developed is labeled in square feet, but not acres; and the size of the proposed lot is not provided. Revision of the site plan to label the lot sizes in both square feet and acres should be required; or, provision of table on the site plan providing the same information may suffice.

Finally, the 25' minimum building setback line is illustrated on the subject site; however, it is not illustrated on the church site. Revision of the site plan to illustrate the 25' minimum building setback line along all street frontages for both lots should be required, if approved.

## **RECOMMENDATION**

**Subdivision:** With a waiver of Section V.D.14., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 60' right-of-way along St. Stephens Road and of the 45' right-of-way along Como Street;
- 2) retention of the corner radius at the intersection of St. Stephens Road and Como Street in compliance with Section V.D.6. of the Subdivision Regulations;
- 3) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut to Como Street, with any changes to its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the lot sizes in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information;
- 5) retention of the 25' minimum building setback line on the Final Plat;
- 6) compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama*

- State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide and label the monument set or found at each subdivision corner. C) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer D) Provide the Surveyor's Certificate and Signature. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance 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. G) Add a note to the Plat stating that 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. H) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 7) compliance with Traffic Engineering comments: *(St. Stephens Road (US Highway 45) is an ALDOT maintained roadway. Lot is limited to one curb cut to Como Street to be approved by Traffic Engineering and conform to AASHTO Standards. Existing church site is limited to its existing curb cuts 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.);*
  - 8) 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).);*
  - 9) compliance with 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).);*
  - 10) provision of two (2) revised copies of the PUD site plan to the Planning and Zoning Department prior to signing of the Final Plat;
  - 11) completion of the subdivision process prior to any requests for land disturbance or construction permits; and,
  - 12) compliance with all municipal codes and ordinances.

**Planned Unit Development:** Based upon the preceding, staff recommends to the Planning Commission the following findings of fact for Approval of the Planned Unit Development:

- a) the proposal promotes the objective of creative design in that it utilizes two (2) separate sites for a single development that, as a church, inherently provides community services



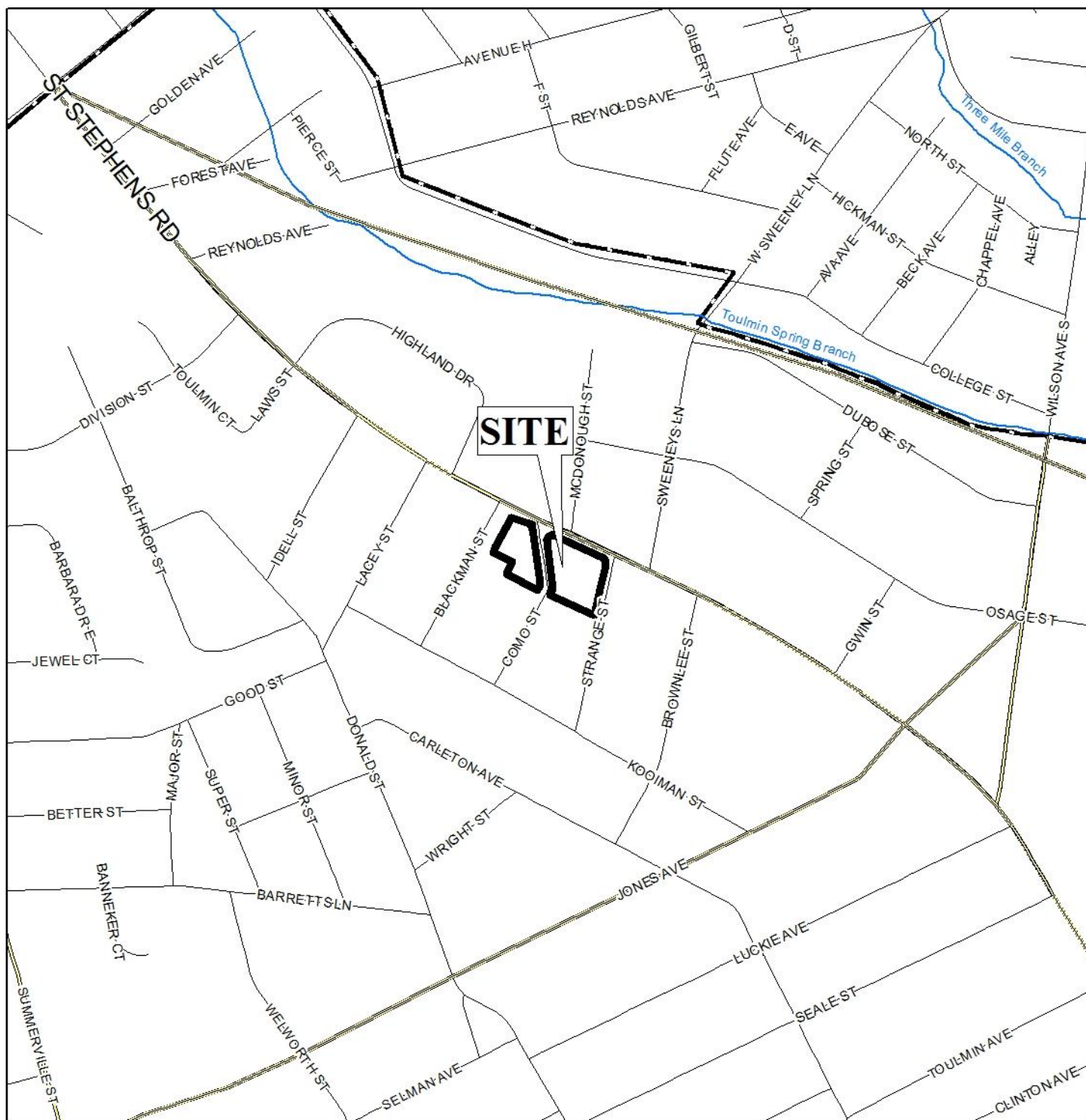
- and could not otherwise comply with the Zoning Ordinance as a development on a single lot due to the unusual configuration of the site as a result of multiple public streets;
- b) the proposal promotes the objective of flexibility by enabling a non-traditional arrangement of parking, thus ensuring compliance with the Zoning Ordinance;
  - c) the proposal promotes the objective of efficient land use by enabling development of an historically underutilized tract of land;
  - d) the proposal promotes the objective of environment with tree plantings and landscaping to break up the expanse of proposed pavement, protect soil erosion, reduce the hazards of flooding, and promote the pleasant appearance and character of the neighborhood;
  - e) the proposal promotes the objective of open space by being developed as such, by providing sidewalks for common use, and by providing landscaping in compliance with the Zoning Ordinance; and,
  - f) the proposal promotes the objective of public services by mitigating the excessive use of such services via the development of parking versus additional habitable development.

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating the site will comply with Sections 64-6.A.3.c. and 64-6.A.8. of the Zoning Ordinance regarding parking lot lighting;
- 2) revision of the site plan to illustrate a sidewalk where the proposed parking lot abuts St. Stephen's Road, or approval of a Sidewalk Waiver by the Planning Commission prior to the approval of any land disturbing or building activities;
- 3) revision of the site plan to show the entire PUD site will comply with Section 64-4.E. of the Zoning Ordinance regarding tree and landscape area, or provision of note stating as much may suffice;
- 4) placement of a note on the site plan stating the dumpster will maintain compliance with Section 64-4.D.9. of the Zoning Ordinance regarding sanitary sewer connection and screening requirements;
- 5) revision of the site plan to illustrate an appropriate residential buffer where the proposed parking lot abuts residential properties;
- 6) retention of the rights-of-way widths along all street frontages of the PUD site;
- 7) revision of the site plan to indicate dedication of all corner radii in coordination with the proposed and existing subdivisions;
- 8) placement of a note on the site plan stating Lot A of the Revision and Addition to Lot 1 of Amity Missionary Baptist Church Subdivision is limited to one (1) curb cut to Como Street, with any changes to its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) placement of a note on the site plan stating Lot 2 of the Amity Missionary Baptist Church Subdivision is limited to one (1) curb cut to Como Street and one (1) curb cut to Strange Avenue, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 10) revision of the site plan to illustrate the sizes of each lot of the PUD site in both square feet and acres, or provision of a table providing the same information;
- 11) revision of the site plan to illustrate the 25' minimum building setback line along all street frontages in coordination with the proposed and existing subdivisions;

- 12) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1) 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 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). 2) 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. 3) 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. 4) 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. 5) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 13) compliance with Traffic Engineering comments: *(Comments.);*
- 14) 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).);*
- 15) compliance with 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).);*
- 16) provision of two (2) revised copies of the PUD site plan to the Planning and Zoning Department prior to signing of the Final Plat;
- 17) completion of the subdivision process prior to any requests for land disturbance or construction permits; and,
- 18) compliance with all municipal codes and ordinances.

# LOCATOR MAP

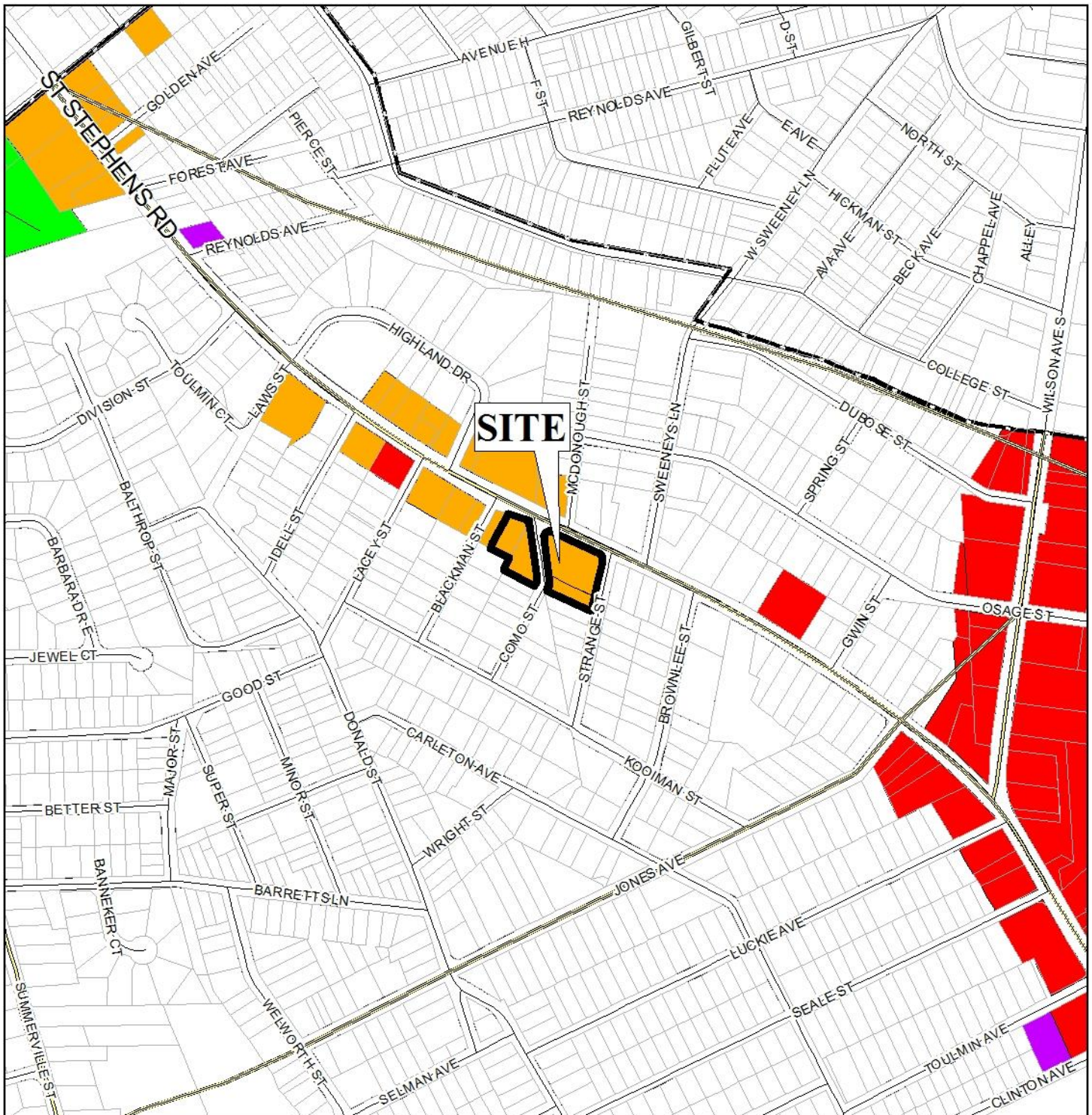


APPLICATION NUMBER 12 DATE March 1, 2018  
APPLICANT Amity Missionary Baptist Church Subdivision, Revision and Addition to Lot 1  
REQUEST Subdivision, Planned Unit Development





# LOCATOR ZONING MAP

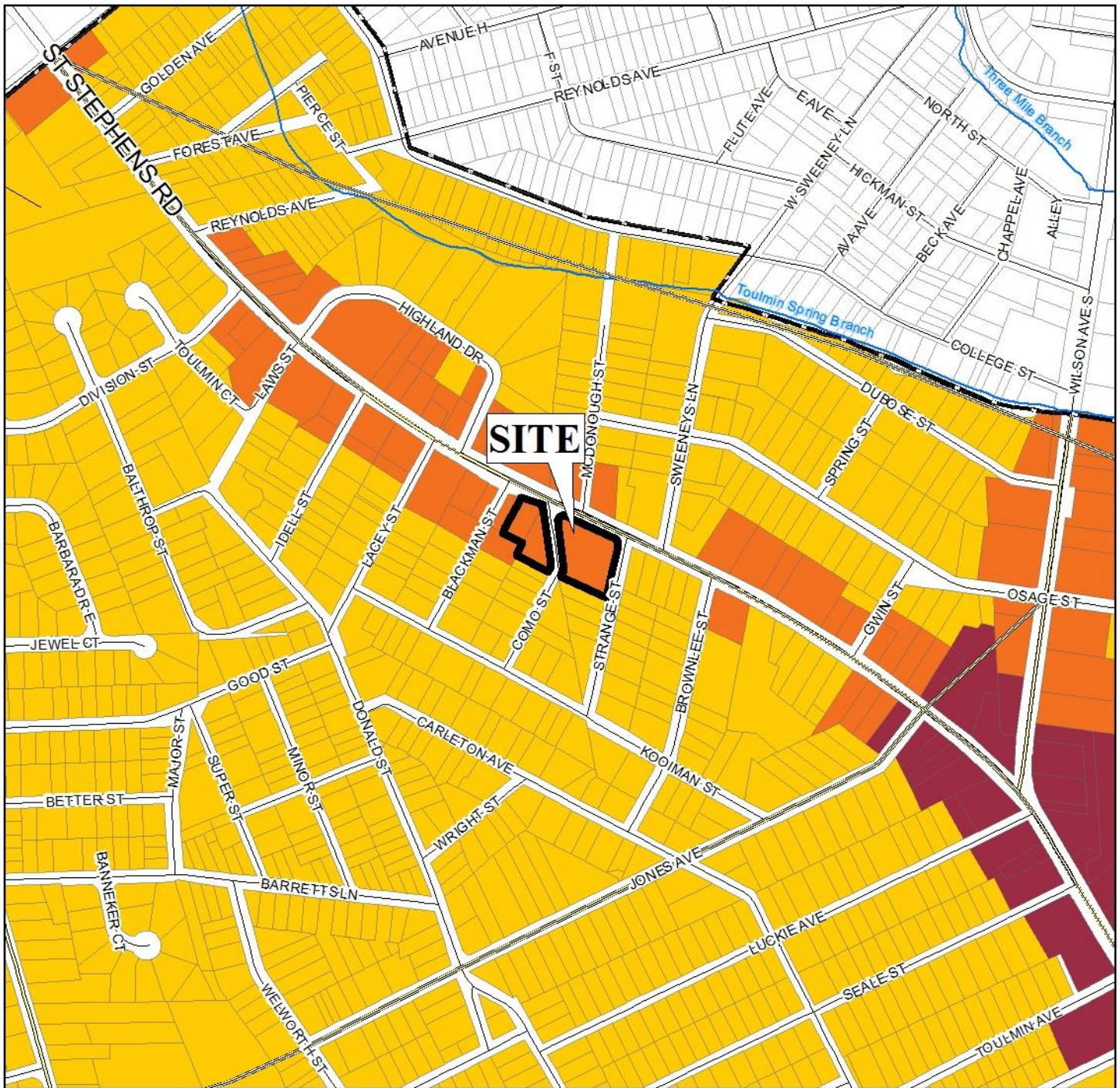


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REQUEST Subdivision, Planned Unit Development





# FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE March 1, 2018

APPLICANT Amity Missionary Baptist Church Subdivision, Revision and Addition to Lot 1

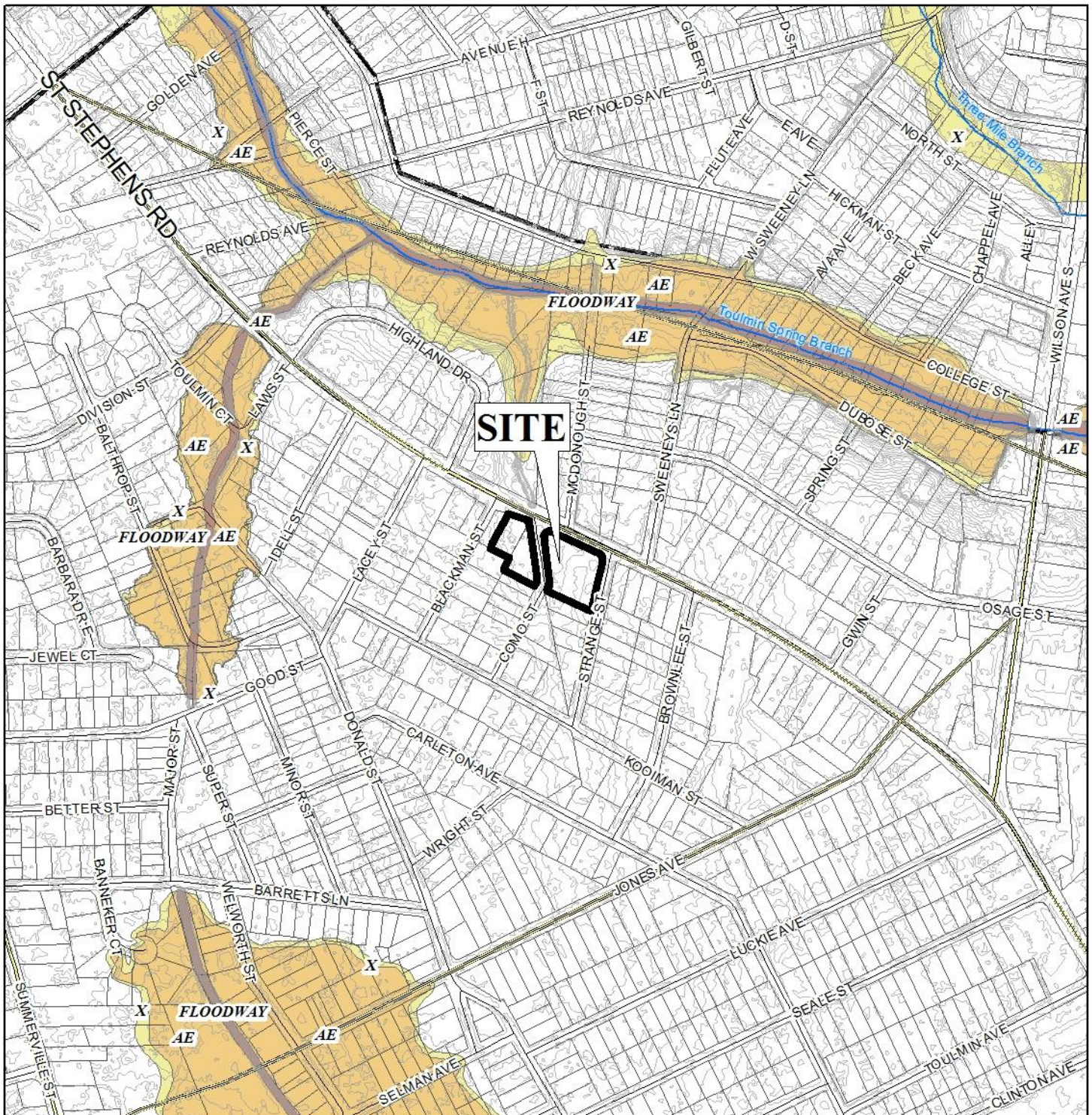
REQUEST Subdivision, Planned Unit Development

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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REQUEST Subdivision, Planned Unit Development





# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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REQUEST Subdivision, Planned Unit Development

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



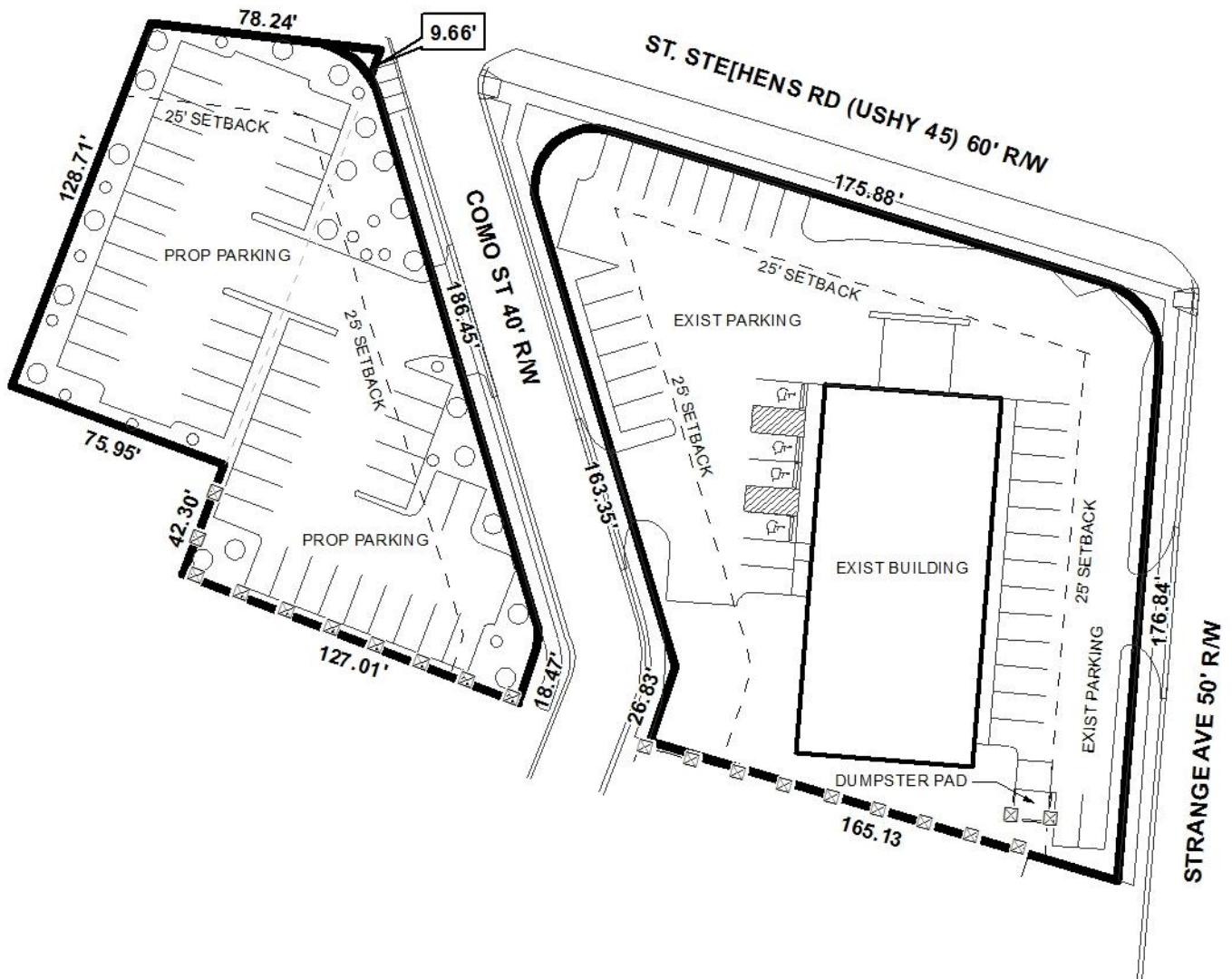
The site is surrounded by residential units.

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# SITE PLAN



The site plan illustrates the existing buildings, existing parking, setbacks, and proposed parking.

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