

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

**Date: March 4, 2010**

**APPLICANT NAME**

Kingswood United Methodist Church

**APPLICANT NAME**

Kingswood United Methodist Place

**DEVELOPMENT NAME**

Kingswood United Methodist Church

**LOCATION**

5200 Perin Road  
(Northwest corner of Perin Road and Perin Court)

**CITY COUNCIL  
DISTRICT**

Council District 4

**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

5.1± Acres

**CONTEMPLATED USE**

Subdivision Approval to create one legal lot of record from a metes and bounds parcel, Planned Unit Development Approval to allow multiple buildings on a single building site, and Planning Approval to allow a church in an R-1, Single-Family Residential District.

**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  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. 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.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**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).

Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

**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 requesting Subdivision Approval to create one legal lot of record from a metes and bounds parcel, Planned Unit Development Approval to allow multiple buildings on a single building site, and Planning Approval to allow a church in an R-1, Single-Family Residential District.

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 plat illustrates the proposed 5.1± acre, 1 lot subdivision, which is located at the Northwest corner of Perin Road and Perin Court, in City Council District 4. The applicant states that the site is served by public water and sanitary sewer facilities.

The site fronts Perin Road to the South and Perin Court to the East both minor streets with sufficient rights-of-way. However, dedication should be provided at the intersection of Perin Road and Perin Court so as to provide an adequate curb radius, in compliance with Section V.B.16 of the Subdivision Regulations.

The site has approximately 339' and 643' of frontage along Perin Road and Perin Court, respectively. Given the zoning classification of the property (R-1, Single-Family Residential), access management is a concern; the lot should be limited to the two existing curb cuts to Perin Road and denied direct access to Perin Court.

The applicant should revise the plat to depict a 25' minimum building setback line from both streets.

As stated in Section 64-5. of the Zoning Ordinance, 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 (parking, curb cuts, structure expansion, etc.) must be approved by the Planning Commission.

The site has been developed for many years with a church, consisting of: sanctuary, fellowship hall / classroom building, gymnasium, and several small storage buildings. The applicant wishes to place a 40' X 40' pre-engineered metal building in the rear of the site, to be used to house the church van and as storage for miscellaneous church property. The applicant states that construction for the proposed building is anticipated to begin in April 2010, with completion in October 2010.

The site plan illustrates the church and associated fellowship hall and gymnasium; it also illustrates the proposed storage building. However, two of the smaller sheds, as depicted on the subdivision plat, are not illustrated on the site plan. According to the applicant, these two buildings were moved to their current location for the placement of the new building; once completed, the sheds will be removed. Furthermore, the church has a seating capacity for 281 people, which requires 71 parking spaces. As illustrated on the site plan, 118 spaces are provided, compliant with Section 64-6 of the Zoning Ordinance.

It has been the position of the Commission for many years when considering applications for Planned Unit Development Approval, to require some level of compliance of landscaping and tree plantings. The level of compliance has generally been related to the scale of the project, and frequently limited to the project area. At a minimum, the applicant should coordinate with Urban Forestry regarding frontage trees along Perin 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 hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

As mentioned, the site has been developed for many years. The church itself is not under construction, but rather an accessory building. Accommodation of the existing church and proposed storage building would seem an appropriate consideration by the Commission.

Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

## **RECOMMENDATION**

**Subdivision:** Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to the two existing curb cuts to Perin Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) placement of a note on the final plat stating that the lot is denied direct access to Perin Court;
- 3) provision of an adequate curb radius, in compliance with Section V.B.16 of the Subdivision Regulations, at the intersection of Perin Road and Perin Court;
- 4) depiction of a 25' minimum building setback from both streets;
- 5) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 6) completion of the subdivision process prior to the issuance of any permits or land disturbance activities;
- 7) compliance with City Engineering comments: *(A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. 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);* and
- 8) submission of revised Planned Unit Development and Planning Approval site plans to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.

**Planned Unit Development:** Based on the preceding, the application is recommended for Approval, subject to the following condition:

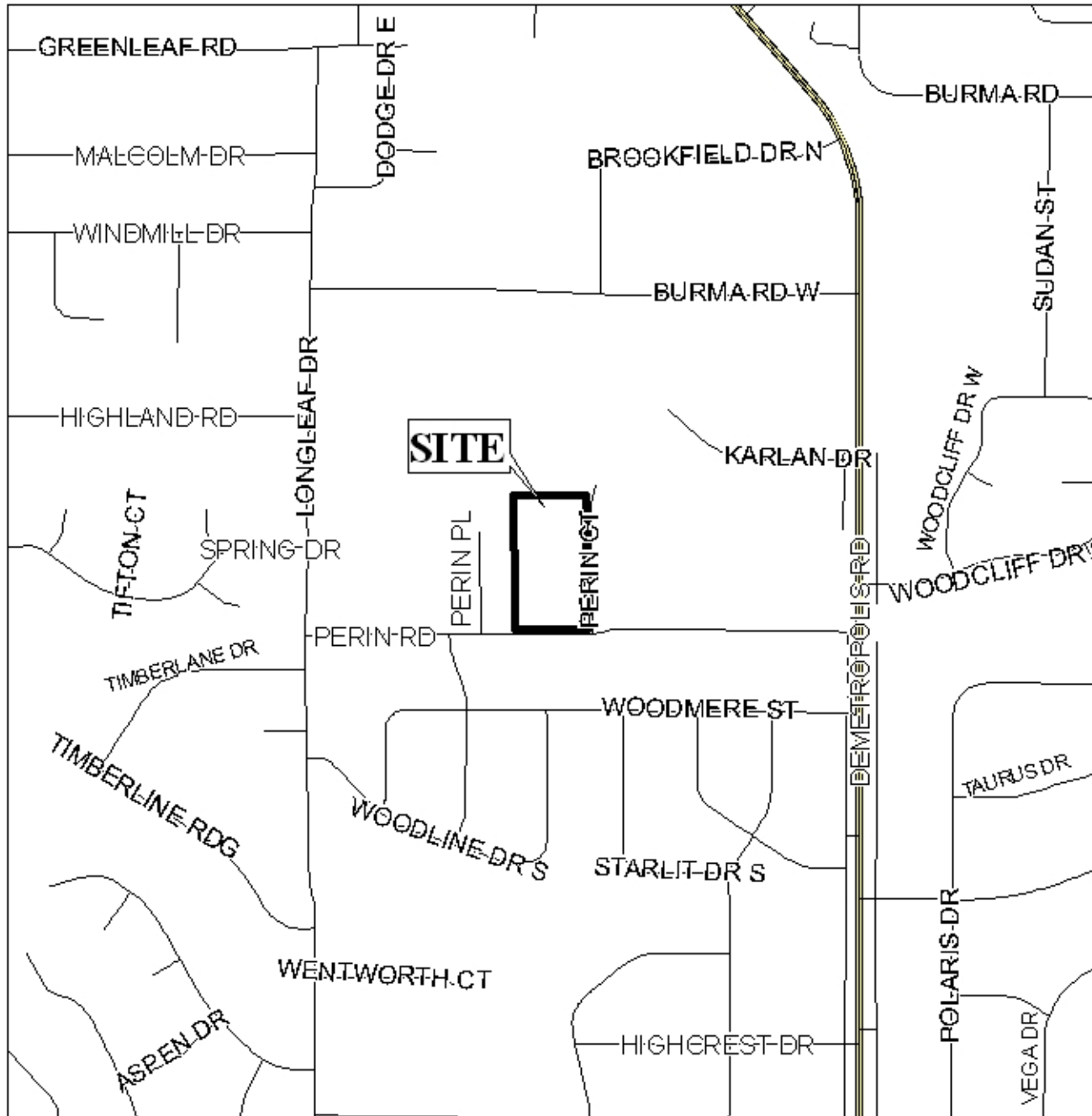
- 1) completion of the subdivision process;
- 2) coordination with Urban Forestry regarding frontage trees along Perin Road;
- 3) full compliance with all other municipal codes and ordinances;
- 4) revision of site plan to reflect corner radius dedication;
- 5) compliance with City Engineering comments: *(A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. 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);* and
- 6) submission of a revised Planned Unit Development site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.

**Planning Approval:** Based on the preceding, this application is recommended for Approval, subject to the following condition:

- 1) completion of the subdivision process;
- 2) coordination with Urban Forestry regarding frontage trees along Perin Road;
- 3) full compliance with all other municipal codes and ordinance;
- 4) revision of site plan to reflect corner radius dedication;

- 5) compliance with City Engineering comments: (*A land disturbance permit will be required for the proposed storage garage. Detention will be required for any increase in impervious area in excess of 4,000 square feet added to the site since 1984. 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*); and
- 6) submission of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



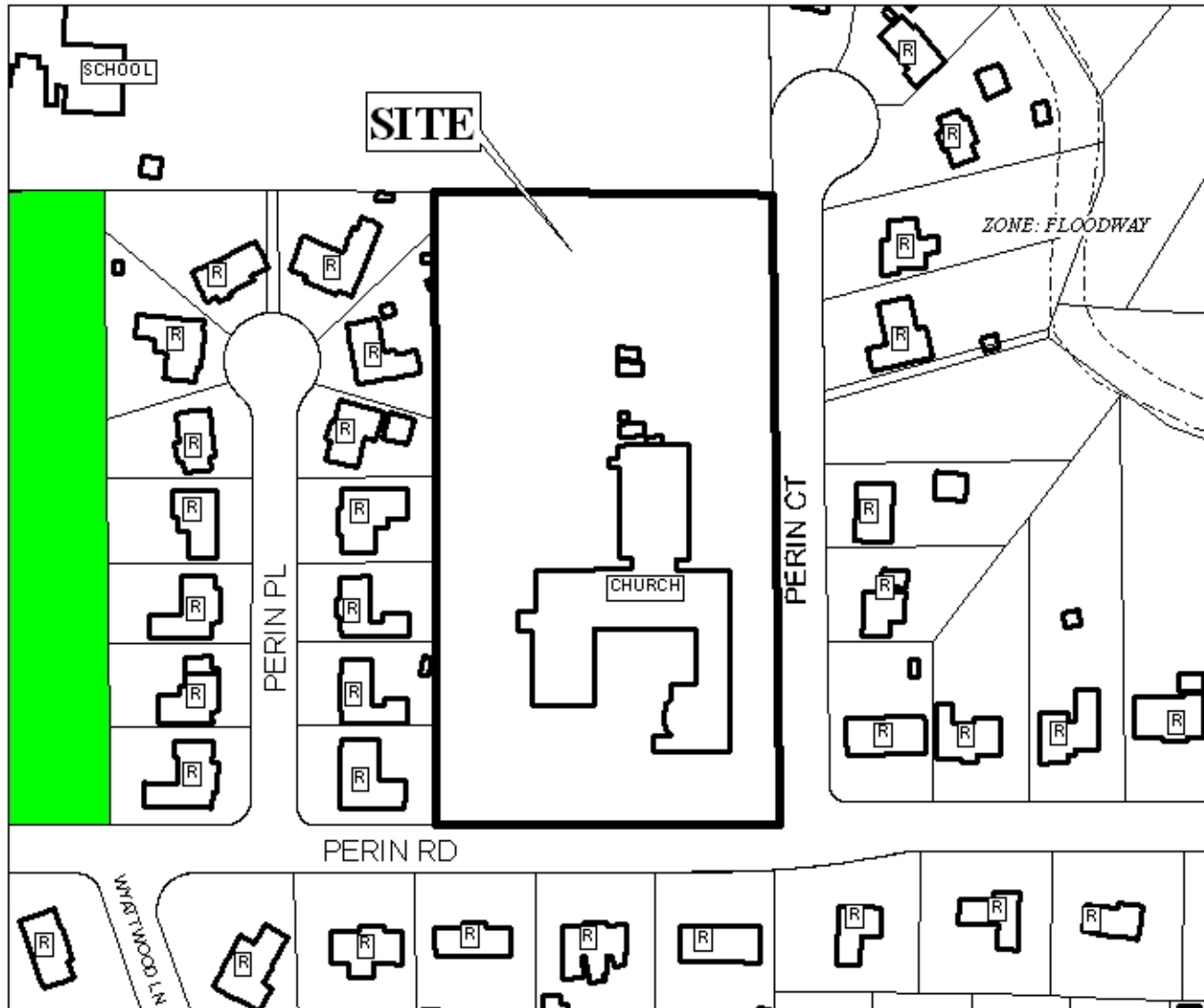
APPLICATION NUMBER 13 & 14 & 15 DATE March 4, 2010

APPLICANT Kingswood United Methodist Place Subdivision

REQUEST Subdivision, PUD, Planning Approval



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

APPLICATION NUMBER 13 & 14 & 15 DATE March 4, 2010

APPLICANT Kingswood United Methodist Place Subdivision

REQUEST Subdivision, PUD, Planning Approval

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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N  
NTS



## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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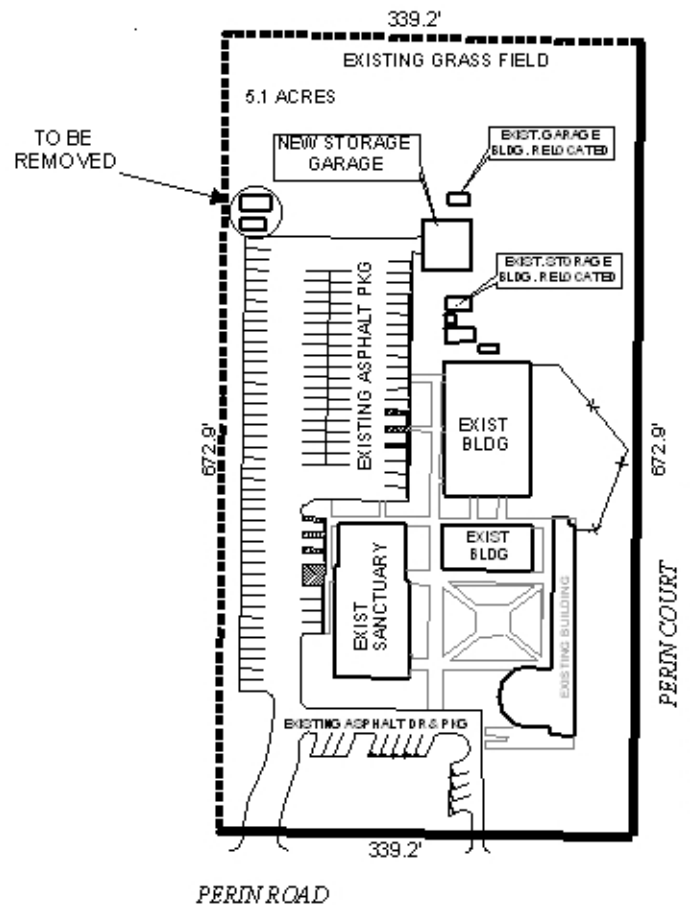
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# SITE PLAN



The site plan illustrates the existing structures and proposed improvements.

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N  
  
 NTS

**# 13, 14 & 15**

**SUB2010-00015, ZON2010-00262, &  
ZON2010-00263**