

**PLANNING APPROVAL,
PLANNED UNIT DEVELOPMENT &
SUBDIVISION STAFF REPORT****Date: September 6, 2012**

<u>NAME</u>	Prayer Tabernacle Early Church of Jesus Christ
<u>SUBDIVISION NAME</u>	Prayer Tabernacle Early Church of Jesus Christ
<u>LOCATION</u>	1213 & 1223 Mobile Street (West side of Mobile Street extending to the East side of Jessie Street, 240'± South of Main Street)
<u>CITY COUNCIL DISTRICT</u>	District 1
<u>PRESENT ZONING</u>	R-1, Single-Family Residential District
<u>AREA OF PROPERTY</u>	1 Lot / 1.79± Acres
<u>CONTEMPLATED USE</u>	Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District, Planned Unit Development approval to allow multiple buildings on a single building site, and Subdivision approval to create one legal lot of record.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

**ENGINEERING
COMMENTS**

Subdivision: The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. **Planned Unit Development:** 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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. Any and all proposed development within the property lines will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. A complete set of construction plans for the site work (including drainage, utilities, grading,

storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4. Since there is no storm water detention area shown on the plans provide proposed location for storm water detention on this site.

TRAFFIC ENGINEERING

COMMENTS

The site plan submitted for review was not to scale, therefore the dimensions of all driveways, driving aisles, and parking stalls could not be verified. Typical parking stalls should be a minimum of 9' in width and 18' in length. Although it appears the Traffic engineering minimum aisle widths for one-way traffic may be provided (14' – 16'), this cannot be confirmed.. the fire Department may require a larger minimum aisle width, and the larger required minimum aisle will dictate directionality. A 20' aisle is wide enough to encourage two-way traffic, but is less than the desired 24' width for two-way traffic. Although the intentions is to have one-way circulation through the site, the aisles with two-90° rows will need to be 24' in width, as there is no guarantee the circulation will be only one way. Vehicles parked in the lot adjacent to Jessie Street will likely exit from the driveway on Jessie Street, and not travel through the site to exit. Any driveway that will be utilized as both ingress and egress should be 24' wide. The driveway on Jessie Street extends beyond the property line. 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). Preservation status is to be given to the 60" Live Oak Tree located on the South side of Lot A. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

FIRE DEPARTMENT

COMMENTS

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

REMARKS

The applicant is requesting Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District, Planned Unit Development approval to allow multiple buildings on a single building site, and Subdivision approval to create one legal lot. Churches require Planning Approval when located in R-1 districts.

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.

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.

It is very important to note that the Planning Approval and PUD review are site plan specific; therefore *any* future changes to the overall site plan must be submitted for PUD review. Additionally, if the site plan is changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant proposes to construct a new 424-seat sanctuary and retain the existing church building for support activities. In addition, parking facilities are proposed to be expanded and all contiguous properties owned by the applicant are proposed to be incorporated into one lot.

Regarding the Subdivision application, the site fronts Mobile Street and Jessie Street, both minor streets with compliant 50' rights-of-way; therefore, no dedication would be required. Mobile Street could be considered a marginal collector street in this area. However, Jessie Street is strictly a residential street and is a dead end approximately one block South of the site. As a means of access, Mobile Street should be limited to two curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Since Jessie Street is strictly a residential street, access to it should be denied entirely. The plat illustrates the 25' minimum building setback line along both street frontages, and these should also be illustrated on the Final Plat, if approved. Also, the lot is labeled with its size in both square feet and acres, and this should also be indicated on the Final Plat, or a table should be furnished providing the same information. Urban Forestry has determined that the 60" Live Oak Tree on the South side of the site should be given preservation status; therefore a note would be required on the Final Plat stating such, and that any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

The Planned Unit Development and Planning Approval applications are a bit more complicated with regard to site plan deficiencies. The 25' minimum building setback line should also be shown on both site plans. Both should be revised to reflect the limitation of two curb cuts to Mobile Street and the elimination of the access to Jessie Street. As Traffic Engineering has expressed in its comments, the site plans do not indicate adequate traffic aisle widths for two-way traffic flow. And with the preservation status required for the 60" Live Oak Tree, some parking and possibly some drive aisle space will be lost, further compounding the situation.

No compliant handicap van accessible parking is indicated; therefore, the site plan should be revised to indicate such. One site plan indicates future covered parking and another does not; therefore, one must be revised to agree with the other.

Some landscaping and tree plantings are shown on the site, but no calculations or schedule of plantings is given. It appears that the site is deficient in its required areas of landscaping. Therefore, the site plan should be revised to indicate compliant landscaping and tree planting calculations and schedules. No buffering from adjoining residential sites is indicated, nor is a compliant dumpster enclosure and pad indicated. Also, no detention area is indicated, which may be required by City Engineering. A detail of chain link fencing and gates is shown on the site plan; however, the location(s) of such are not indicated on the site plan. The site plan should be revised to indicate the proposed location(s), in compliance with any required traffic queuing setbacks.

As the proposal is to build a sanctuary capable of seating 424 members and the minimum number of parking spaces required (106) is indicated, site plan revisions required could significantly reduce the number of parking spaces which can actually be provided on the site, thus reducing the number of seating spaces which the church can realistically accommodate. As presented, the site would be over-built.

The Planned Unit Development and Planning Approval applications should be considered for holdover to the October meeting to allow the applicant to make site plan revisions to bring the site into compliance with respect to the deficiencies described above. The Subdivision application should also be heldover to the October meeting in order to be considered with revised PUD and Planning Approval applications.

RECOMMENDATION

Subdivision: Based upon the preceding, this request is recommended for holdover to the October 4th meeting in order to be considered in conjunction with revised PUD and Planning Approval applications.

Planned Unit Development: Based upon the preceding, this request is recommended for holdover to the October 4th meeting, with revision due by September 17th, in order for the applicant to address the following items:

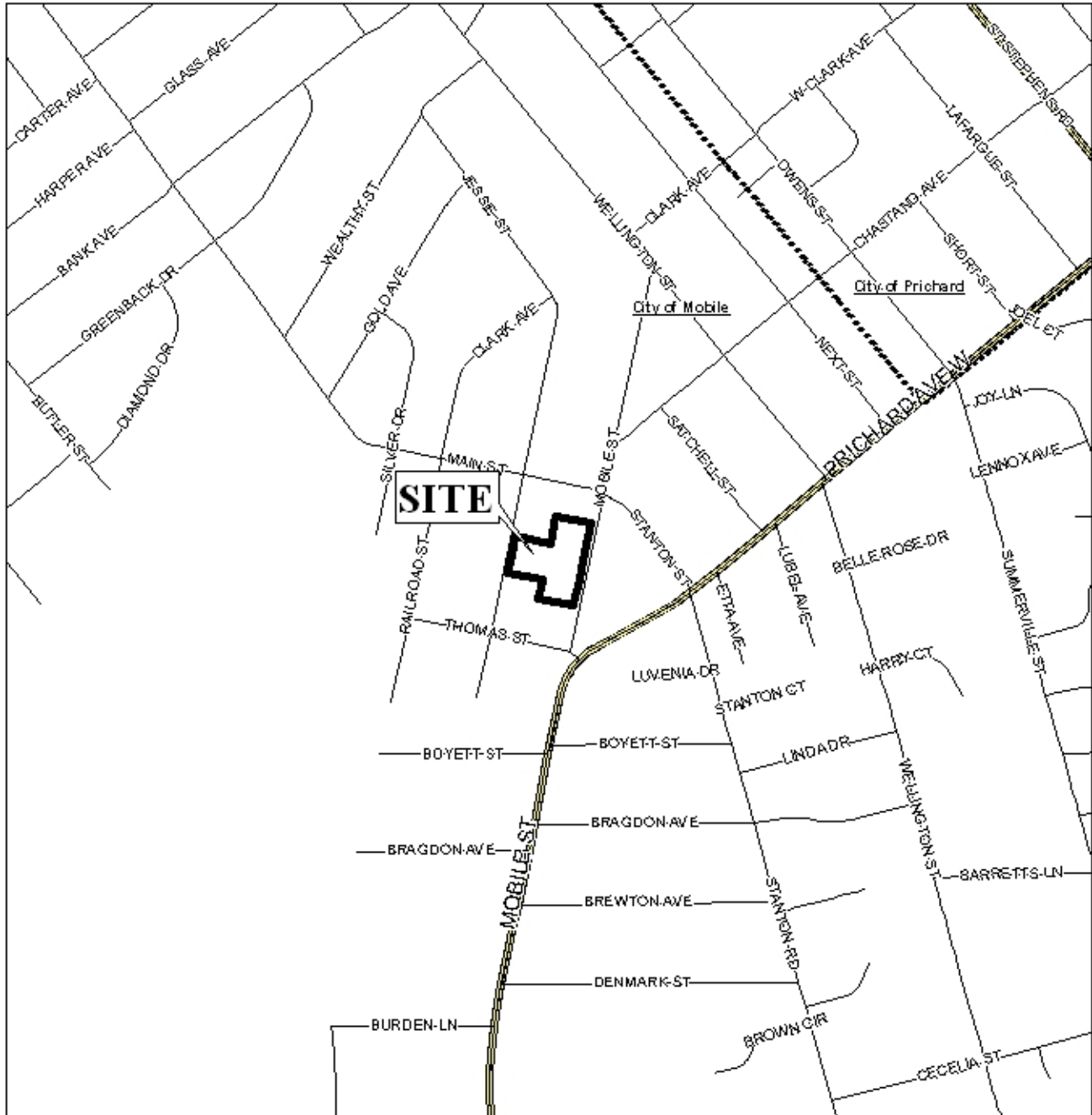
- 1) revision of the site plan to indicate the 25' minimum building setback lines along all street frontages;
- 2) revision of the site plan to indicate two compliant curb cuts to Mobile Street;
- 3) revision of the site plan to eliminate vehicular access to Jessie Street;
- 4) revision of the site plan to indicate 24'-wide two-way traffic aisles or minimum 12'-wide one-way traffic aisles;
- 5) revision of the site plan to locate the 60" Live Oak Tree on the South side of the site for which preservation status is to be given, with revisions to the parking and traffic aisle in that area to be coordinated with Urban Forestry to provide sufficient protection to the tree;

- 6) revision of the site plan to indicate compliant handicap van accessible parking spaces;
- 7) revision of the site plan to include landscaping and tree planting calculations, and the illustration of compliant areas for such;
- 8) revision of the site plan to indicate compliant buffering from adjacent residential sites;
- 9) revision of the site plan to indicate a compliant dumpster pad and enclosure;
- 10) revision of the site plan to indicate a detention area, if required by City Engineering;
- 11) revision of the site plan to indicate the proposed location(s) of chain link fencing and gates, with gates complying with any required traffic queuing setbacks; and
- 12) revision of the two site plans submitted to agree with respect to future covered parking spaces..

Planning Approval: Based upon the preceding, this request is recommended for holdover to the October 4th meeting, with revision due by September 17th, in order for the applicant to address the following items:

- 1) revision of the site plan to indicate the 25' minimum building setback lines along all street frontages;
- 2) revision of the site plan to indicate two compliant curb cuts to Mobile Street;
- 3) revision of the site plan to eliminate vehicular access to Jessie Street;
- 4) revision of the site plan to indicate 24'-wide two-way traffic aisles or minimum 12'-wide one-way traffic aisles;
- 5) revision of the site plan to locate the 60" Live Oak Tree on the South side of the site for which preservation status is to be given, with revisions to the parking and traffic aisle in that area to be coordinated with Urban Forestry to provide sufficient protection to the tree;
- 6) revision of the site plan to indicate compliant handicap van accessible parking spaces;
- 7) revision of the site plan to include landscaping and tree planting calculations, and the illustration of compliant areas for such;
- 8) revision of the site plan to indicate compliant buffering from adjacent residential sites;
- 9) revision of the site plan to indicate a compliant dumpster pad and enclosure;
- 10) revision of the site plan to indicate a detention area, if required by City Engineering;
- 11) revision of the site plan to indicate the proposed location(s) of chain link fencing and gates, with gates complying with any required traffic queuing setbacks; and
- 12) revision of the two site plans submitted to agree with respect to future covered parking spaces.

LOCATOR MAP



APPLICATION NUMBER 13, 14 & 15 DATE September 6, 2012

APPLICANT Prayer Tabernacle Early Church of Jesus Christ

REQUEST Subdivision, PUD, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING


















The site is surrounded by single-family residences and vacant lots.

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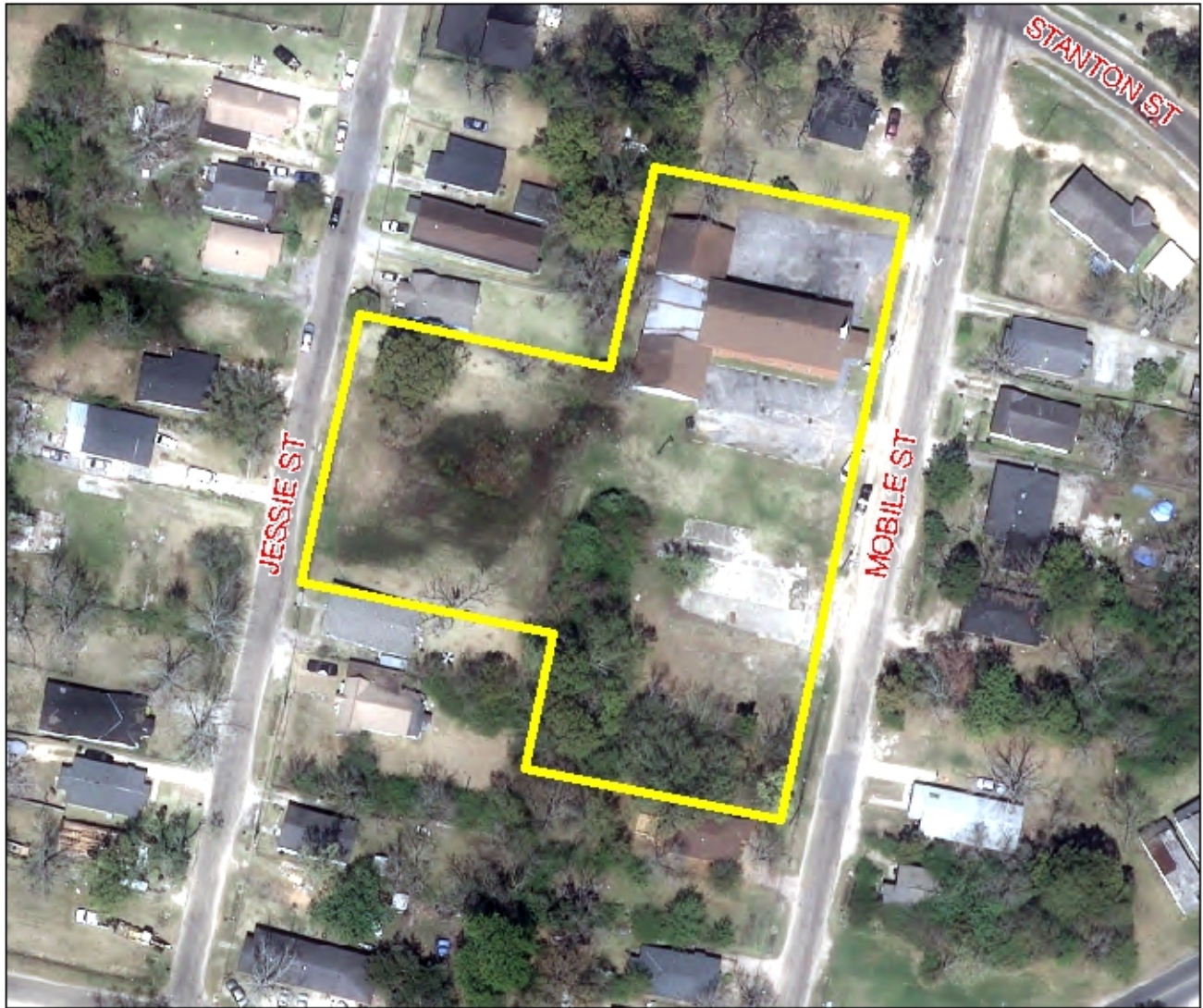
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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



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NTS

SITE PLAN




The site plan illustrates the proposed building, parking, landscaping, and existing building.


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N

 NTS

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