

PLANNING APPROVAL STAFF REPORT**Date: March 20,****2003****NAME**

Moffett Road Assembly of God

LOCATION6159 Moffett Road
(South side of Moffett Road, ¾ mile± West of
Powell Drive)**PRESENT ZONING**

R-1, Single-Family Residential

AREA OF PROPERTY

9 Acres

CONTEMPLATED USEChurch expansion for classrooms and day care
facilities**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately

**ENGINEERING
COMMENTS**Must comply with all stormwater and flood control
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING
COMMENTS**All driveway widths and locations to be approved
by Traffic Engineering; and design to meet AASHTO Standards**REMARKS**The applicant is requesting Planning Approval to
construct an 8,600 square foot addition for classrooms, Sunday School and a day care for
an existing church.

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.

In researching the files for this report, the church received Planning Approval in 1990 for a 5,700 square foot addition; and in 1998 for a new sanctuary with a seating capacity of 700 seats. While it appears the site is currently in compliance with the conditions of prior approvals; the provision of landscaping and tree plantings were not required via the 1998 approval. At this time, full compliance with the landscaping and tree planting requirements of the Ordinance should be required for that portion of the site that is developed.

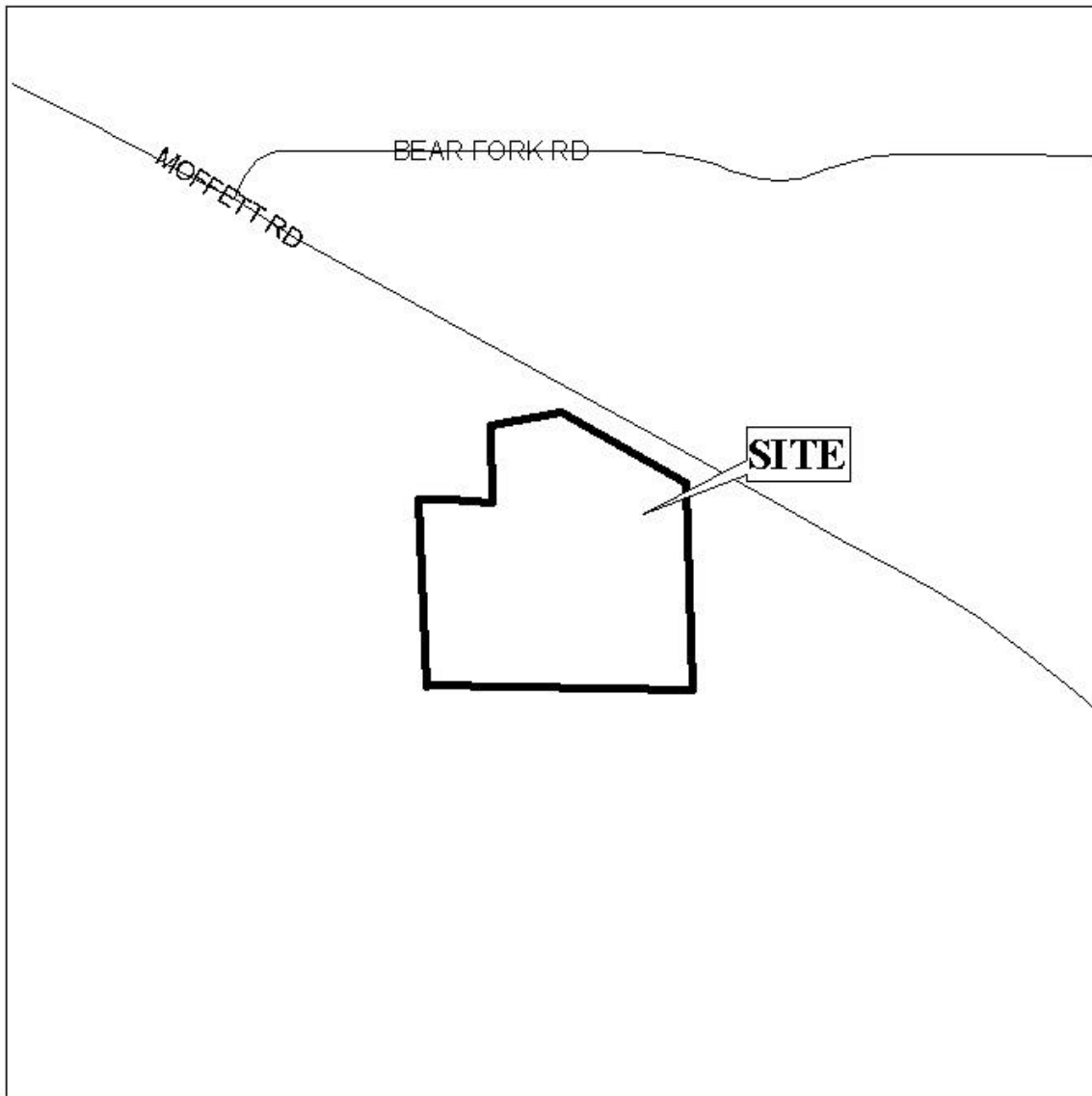
This portion of Moffett Road is a major street as illustrated on the Major Street Plan and has an existing right-of-way of 80-feet; however, there is adequate right-of-way from the centerline of Moffett Road to the site.

As indicated above, only a portion of the site is developed and although the overall site does adjoin residential property to the East and West there is adequate buffering in place as required by the previous approvals.

Whereas the addition will not provide additional sanctuary seating, no increase in parking is required. A new day care is proposed, but a playground is not illustrated on the site plan, thus the applicant should provide a revised site plan illustrating the proposed play area and the application should be heldover.

RECOMMENDATION Based upon the preceding, this application is recommended for holdover so a revised plan can be submitted which illustrates a playground area and compliance with tree plantings. This information would be required by March 24th in order to be considered at the Commission's April 3rd meeting.

LOCATOR MAP



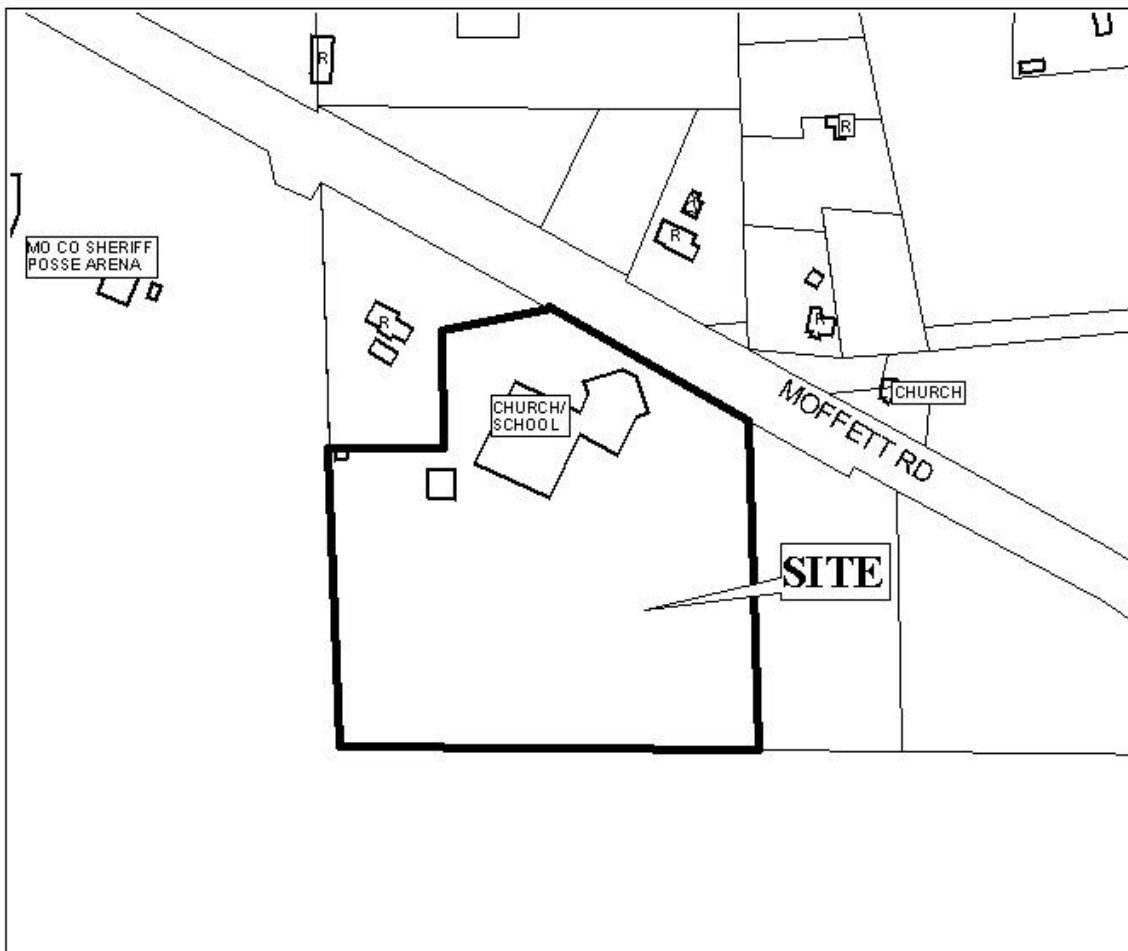
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APPLICANT Moffett Road Assembly of God

REQUEST Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the north of the site are single-family residential dwellings and a church. The Mobile County Sheriff's Posse Arena and single-family residential dwellings are located to the west of the site.

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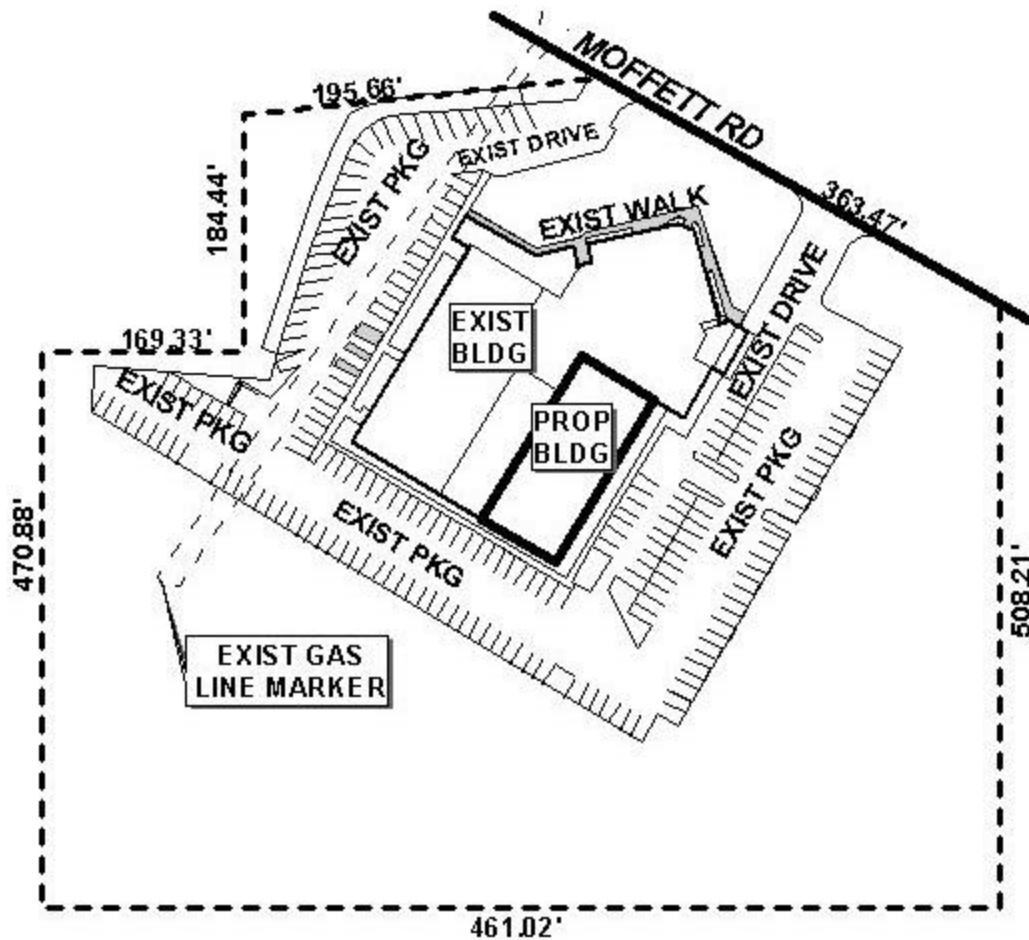
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LEGEND



SITE PLAN



South side of Moffett Road, 3/4 mile West of Powell Drive, the site plan illustrates the existing building, parking, and proposed building addition.

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USE/REQUEST Planning Approval



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