

**PLANNED UNIT DEVELOPMENT
& SUBDIVISION STAFF REPORT****Date: May 6, 2010**

<u>DEVELOPMENT NAME</u>	Apostolic Overcoming Holy Church of God
<u>SUBDIVISION NAME</u>	Apostolic Overcoming Holy Church of God Subdivision
<u>LOCATION</u>	2257 St. Stephens Road (Southwest corner of St. Stephens Road and Allison Street, extending to the Northwest corner of St. Stephens Road and Vetter Street; and Northeast corner of Dickens Avenue and St. Stephens Road)
<u>CITY COUNCIL DISTRICT</u>	District 2
<u>AREA OF PROPERTY</u>	1 Lot / 0.4 ± Acres and 1 Lot / 2.8± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to allow multiple buildings on a single building site with off-site parking, and Subdivision approval to create 1 lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	2 to 4 months after approval
<u>ENGINEERING COMMENTS</u>	Need to dedicate to the City a radius of 25' at the corner of Dickens Ln & St Stephens Rd. Must comply with all storm water and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. Driveways around the new building should be signed and marked as one-way and narrowed to 16 feet or below to prevent two-way traffic. Minimum length of a parallel parking space is twenty feet. The parallel parking spaces shown do not meet the minimum standards and should be modified. The aisle width next to the spaces is only ten feet and is also below standard. Changes should be made to the parking lot layout to meet minimum standards.
<u>URBAN FORESTRY COMMENTS</u>	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.

REMARKS

The applicant is seeking Planned Unit Development Approval to allow multiple buildings on a single building site and off-site parking, and Subdivision approval to create one legal lot of record from an existing metes and bounds parcel. The site is located in Council District 2, and according to the applicant is served by public water and sanitary sewer services.

The applicant proposes to construct a 12,700 square-foot multi-purpose building and parking expansion on the main church site with expanded off-site parking across St. Stephens Road, and proposes to create a one-lot subdivision for the off-site metes-and-bounds parking area.

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 / Subdivision plat will require approval by the Planning Commission.

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 proposed multi-purpose building would be used for church activities, meetings, sports, after-school programs and community activities. The building would be attached to the church sanctuary building and would, therefore, not technically be a separate building on the site. But since the main church site also includes a separate church-run domiciliary care facility building which was the subject of an Administrative Planned Unit Development Approval in 2001, that PUD must be amended to now include the multi-purpose building since PUD's are site plan-specific. This PUD will also address the off-site parking request.

The new building will be located in the paved parking lot on the South side of the main church site, and about half of the existing spaces in the paved parking area will be lost because of the proposed building. The church is required to provide 229 parking spaces, and as proposed, 230 will be available. A portion of the spaces will be via the utilization of an existing grass area for parking (to remain grassed), while additional spaces will be provided through the expansion of an existing paved parking lot across St. Stephens Road. An application to the Board of Zoning Adjustment has been made to request approval of grass parking and off-site parking, and is scheduled for the May 3rd meeting; staff has recommended denial of the request.

As proposed, the new site plan has several problems: Traffic Engineering has indicated that the revised paved parking area on the main site has circulation and parking space size/location issues. The proposed paved parking area must depict one way circulation, aisles must be narrowed to discourage two-way traffic, parallel parking spaces must be enlarged to meet minimum standards, an entrance may need to be removed, and several parking spaces may need to be removed to provide adequate circulation. Staff also points out that the utilization of a grass surface for required parking has generally not been allowed by the Board of Adjustment. Finally, it appears that both the proposed grass parking area and the expanded parking lot across St. Stephens Road are designed for one-way use, however, the design creates circulation conflict between incoming and exiting traffic: the circulation patterns should be reversed.

Staff cannot determine if the site, as proposed, will comply with the tree and landscaping requirements of the Zoning Ordinance. Each lot must separately comply with the requirements, and insufficient information has been provided to staff to make such a determination. It is clear, however, that the parking lot across St. Stephens Road lacks adequate frontage overstory trees.

It should also be pointed out that a 6-foot high wooden privacy fence should be provided where either the main site or the off-site parking area abuts residentially-zoned property. The fence must drop down to a maximum of 3-feet where it is within a required 25-foot street-side setback. This fence requirement would also meet the buffering requirement of Section V.A.8. of the Subdivision Regulations for the Subdivision site across from the main church site.

St. Stephens Road is a proposed major street, and encouraging additional pedestrian traffic across a major street such as St. Stephens Road, without appropriate pedestrian facilities such as sidewalks and crosswalks, could create a hazardous condition for church members.

No dumpster is depicted on the site plan. If a dumpster is proposed, it should be depicted on the site plan, or a statement should be provided indicating that no dumpster will be included as part of the development.

The Subdivision site, across St. Stephens Road (which is also part of the US Highway 45 system), should be limited to one curb-cut, with the size, design and location of the curb-cut to be approved by Traffic Engineering and ALDOT, and to conform to AASHTO standards.

The entire site will have more than 10 parking spaces, thus Section 64-6.A.3.c. of the Zoning Ordinance regarding Lighting applies. The section states that *“if they contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.”* The site should be designed to meet this requirement, and a note stating such should be placed on the site plan.

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

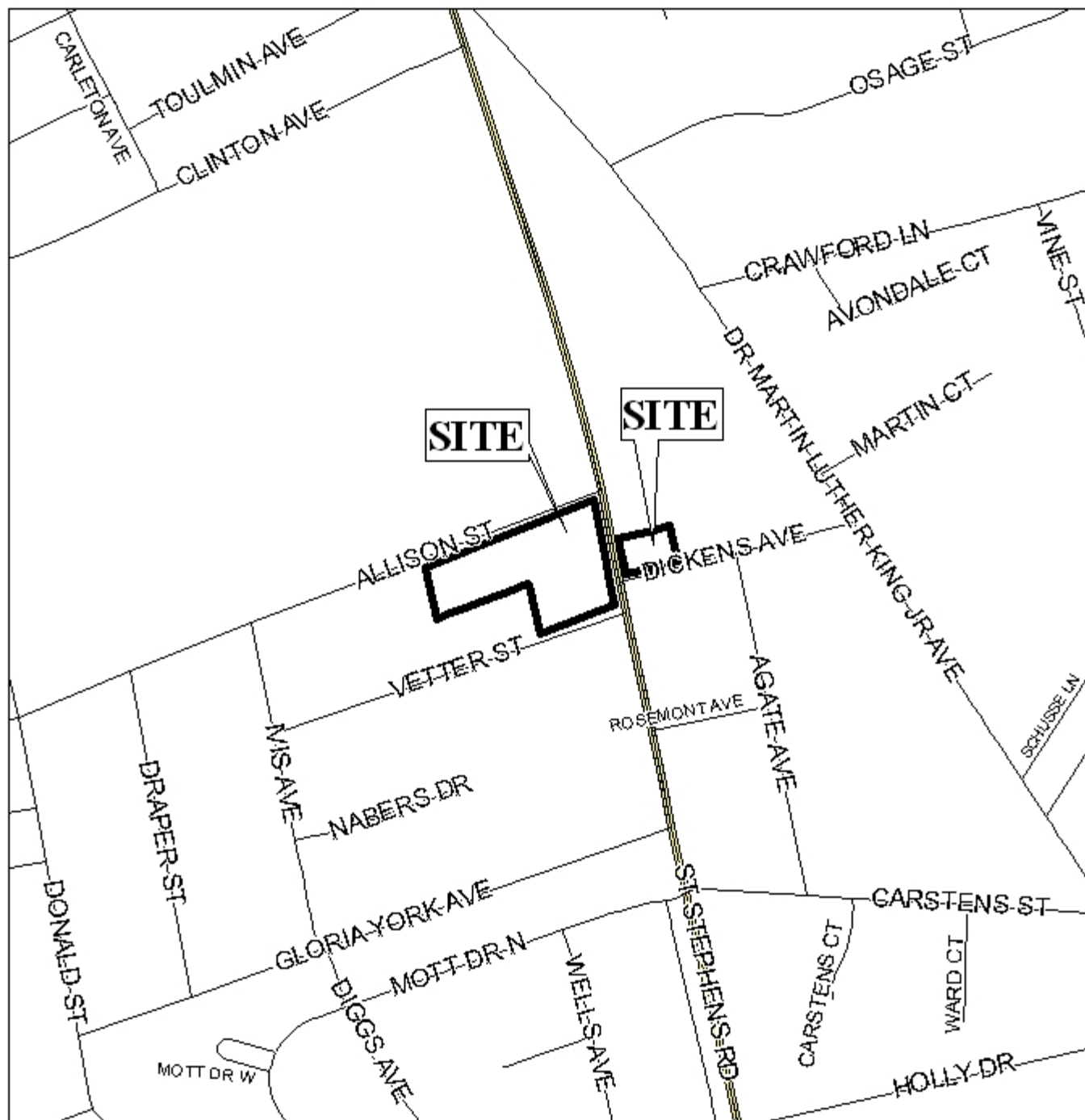
Subdivision: Based upon the preceding, the Subdivision application is recommended for Holdover until the June 3rd meeting to coincide with the revisions requested for the PUD application, and revise the plat as follows, with 7 copies of revisions submitted to the Planning Section by May 17th:

- 1) Revise the plat to reflect Engineering comments (Need to dedicate to the City a radius of 25' at the corner of Dickens Avenue & St Stephens Rd. Must comply with all storm water and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right of way will require a right of way permit.);
- 2) Revise the area of the lot to reflect required dedication;
- 3) Revise the minimum 25-foot building setback line to reflect dedication; and
- 4) Placement of a note on the plat stating that the lot is limited to one curb-cut onto St. Stephens Road, with the size, design and location to be approved by Traffic Engineering and ALDOT, and to conform with AASHTO standards.

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the June 3rd meeting so that the applicant can revise the site plan as follows, with 7 copies of revisions submitted to the Planning Section by May 17th:

- 1) Depict all parking areas as paved, with storm water detention if required;
- 2) Revise the parking layout to meet the requirements of Traffic Engineering, including the closing of curb-cuts, and to ensure that parking circulation minimizes traffic conflicts as discussed in the report;
- 3) Consult with Traffic Engineering and ALDOT to determine if the delineation of crosswalks is possible across St. Stephens Road, and revision of the site plan to depict crosswalks if determined feasible;
- 4) Revise the site plan to reflect Engineering comments (Need to dedicate to the City a radius of 25' at the corner of Dickens Avenue & St Stephens Rd. Must comply with all storm water and flood control ordinances. The construction of any new dumpster pads will require connection to sanitary sewer, cannot discharge to storm sewer. Any work performed in the right of way will require a right of way permit.)
- 5) Revise the site plan to depict a 6-foot high wooden privacy fence where the site abuts residentially-zoned property, except within the 25-foot street-side setback, where the fence shall only be 3-feet in height;
- 6) Revise the site plan to depict and quantify tree and landscape compliance for each site separately, including the identification of existing trees from the previously approved tree and landscape plan;
- 7) Revise the site plan to indicate if a dumpster will be provided;
- 8) Revise the site plan to comply with the lighting requirements of Section 64-6.A.3.c. of the Zoning Ordinance, and placement of the following as a note on the site plan: *"lighting shall be provided and maintained during the operation of the parking area, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic."*
- 9) Submission of a new application to the Board of Zoning Adjustment to address parking ratio deficits, and tree / landscape deficits if applicable, that will occur due to required site redesign.

LOCATOR MAP



APPLICATION NUMBER 19 & 20 DATE May 6, 2010

APPLICANT Apostolic Overcoming Holy Church of God

REQUEST Subdivision, Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single family residential units are located to the west of the site, 3rd precinct police department is to the north, commercial land use is to the east, and a church is to the south.

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

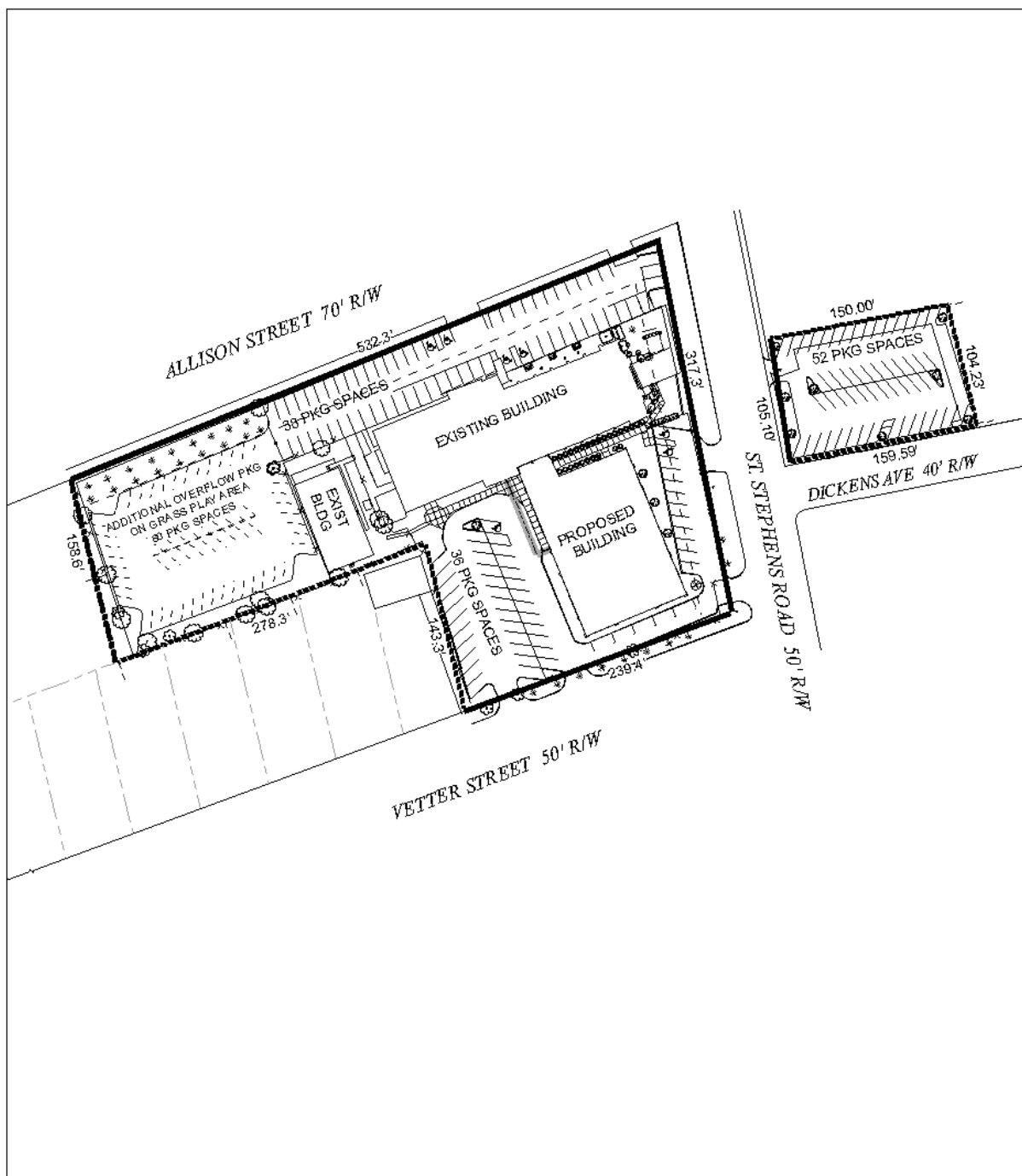


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SITE PLAN



The site plan illustrates existing and proposed parking and buildings.

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REQUEST Parking Surface and Off-Site Parking Variances



NTS