

**PLANNED UNIT DEVELOPMENT  
AND PLANNING APPROVAL STAFF REPORT    Date: June 16, 2005**

**DEVELOPMENT NAME**      Islamic Society of Mobile

**LOCATION**      East side of East Drive, 400' ± South of Old Shell Road, and extending to the West side of Allen Drive

**CITY COUNCIL  
DISTRICT**      District 6

**PRESENT ZONING**      R-1, Single-Family Residential

**AREA OF PROPERTY**      1.5± acres

**CONTEMPLATED USE**      Expansion of existing house of worship (first phase) and replacement of existing school building with a larger building (second phase).

**TIME SCHEDULE  
FOR DEVELOPMENT**      First phase will begin once building permits currently under review are issued. Second phase will begin once engineering plans are completed and necessary permits are obtained; estimated time is one year.

**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**      Driveway number, sizes, 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 landscaping and tree requirements of the Zoning Ordinance.

**REMARKS**      The purpose of the application is to amend a previously approved Planning Approval to allow the expansion of an existing house of worship in an R-1, Single Family Residential district; and to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site, in order to replace an existing school building with a larger building.

The applicant should be reminded that a Land Disturbance Permit application would be required for any land disturbing activities prior to any new work.

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.

The approval requested would constitute an expansion of a previous Planning Approval for the site. The current application requests expansion of the existing worship facility by approximately 1000 square feet, and the replacement of the existing school with a larger, 5000 square foot school.

It should be noted that the previous approval commented that site would be relatively unchanged and "maintenance of the existing structure will help to maintain the residential character of the area", in reference to the school building; as this building will be replaced, there could be an effect on the residential character of the area. The façade will be ten feet wider and approximately 14' closer to the street, at the building setback line, but the majority of the added bulk will be to the rear. The final plat should show the new building in bold outline.

With the proposed expansions, the site will not exceed the 35% maximum site coverage.

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.

The parking shown to the rear of the worship building will satisfy the minimum requirements; however, the spaces at the front are substandard in size and should be reconfigured according to the parking requirements or eliminated. For Planning Approval and Planned Unit Development approval, full compliance with the landscaping and tree requirements will be required, as will full compliance with all municipal codes and ordinances.

Both Planning Approval and Planned Unit Development approval are site plan specific; thus any proposed changes in the future must come back for further review.

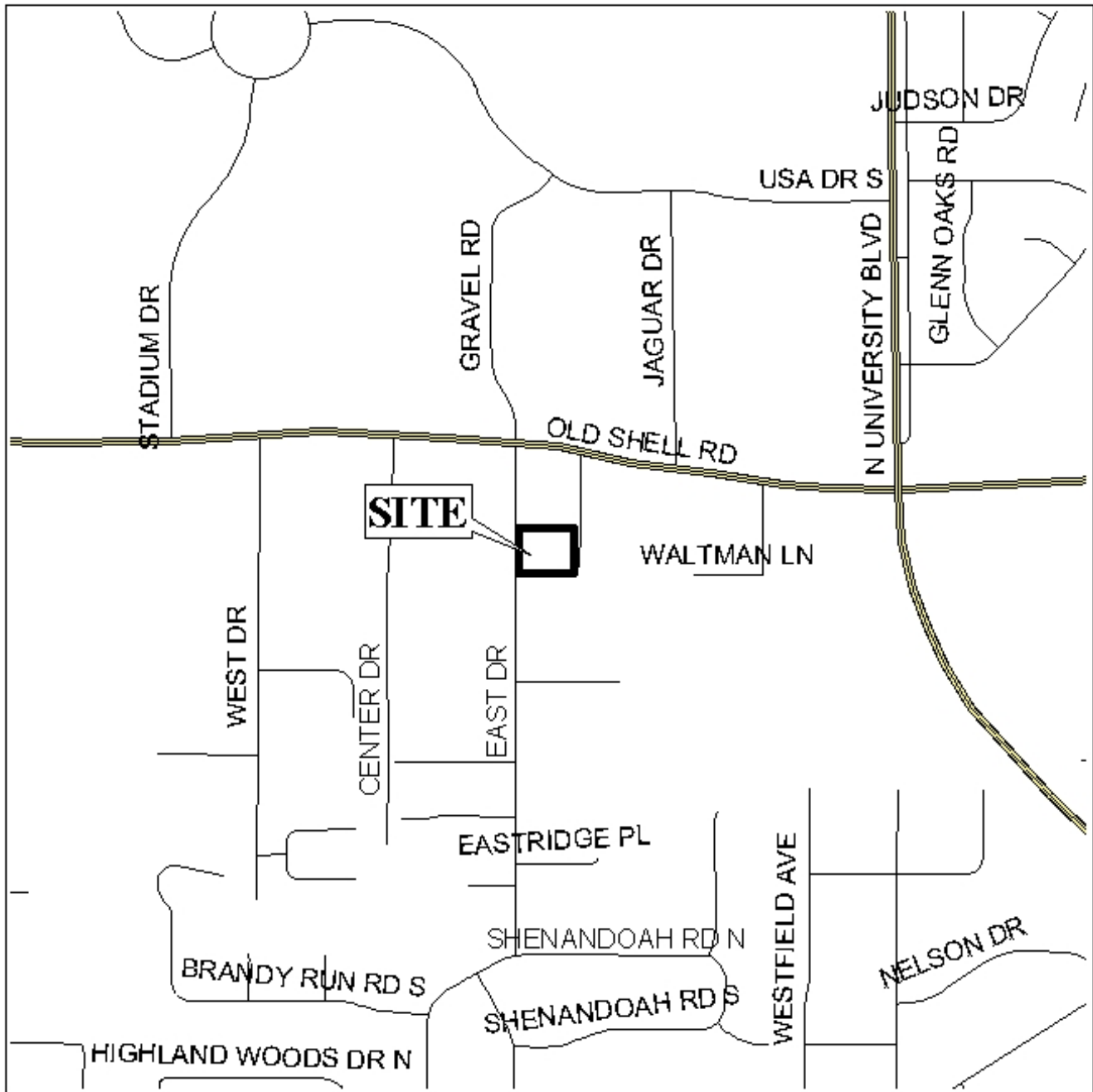
### **RECOMMENDATION**

**Planning Approval:** Based on the preceding, this application is recommended for approval, subject to the following conditions: 2) the depiction of the new school building in bold outline on the final plat; 3) full compliance

with the landscaping and tree planting requirements of the Ordinance; and 4) full compliance with all municipal codes and ordinances.

**Planned Unit Development:** Based on the preceding, this application is recommended for approval, subject to the following conditions: 1) conformance of the front parking spaces to parking requirements, or their elimination from the plan; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; and 3) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 1 & 2 DATE June 16, 2005  
APPLICANT Islamic Society of Mobile (Shafik Hammami, Agent)  
REQUEST Planning Approval, Planned Unit Development



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use.

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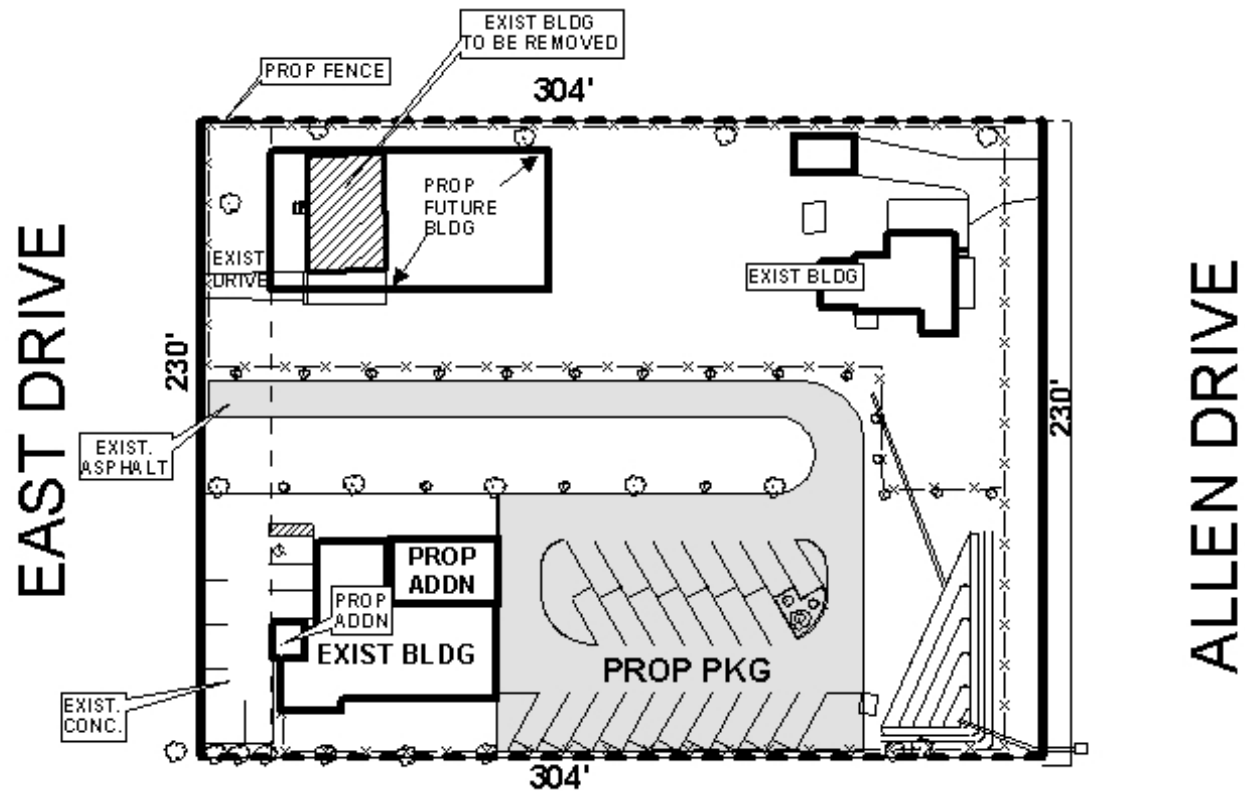
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LEGEND 

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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# SITE PLAN



The site is located on the East side of East Drive, 400' South of Old Shell Road, and extending to the west side of Allen Drive. The plan illustrates the existing and proposed structures.

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