

PLANNING APPROVAL STAFF REPORT**Date: February 7, 2008****NAME**

Greater Macedonia Baptist Church

LOCATION

1350 Chinquapin Street
(West side of Peach Street, extending from Spruce Street to Chinquapin Street, and South side of Chinquapin Street and North side of Chisam Street, 80'± West of Peach Street)

**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

1 Lot /12.2 ± Acres

CONTEMPLATED USE

Planning Approval to amend the site plan of a previously approved Planning Approval to allow a new fellowship hall and parking lot expansion at an existing church in an R-1, Single-Family Residential District.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediately.

**ENGINEERING
COMMENTS**

Any increase in impervious area from previously approved plans needs to have adequate detention provided. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. 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 ALDOT 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).

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.

Building and site design shall specifically comply with 2003 IFC Section 503.1.1 buildings and facilities. Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. May require an automatic sprinkler system and Commercial hood with automatic fire suppression system.

REMARKS

The applicant is requesting Planning Approval to amend the site plan of a previously approved Planning Approval to allow a new fellowship hall and parking lot expansion at an existing church in an R-1, Single-Family Residential District. Planning Approval is required for churches located within R-1, Single-Family Residential districts.

Greater Macedonia Baptist Church received Planning Approval in August 2006 to allow the addition of a new fellowship hall and expansion of the existing parking lot.

Regarding the proposed Planning Approval, the site plan shows the fellowship hall constructed at the North side of the church; and additional parking to the West of the fellowship hall. The amended Planning Approval site plan illustrates the changes from the previous approval; the changes are the addition of a 6-foot x 21-foot porch and steps.

The amended Planning Approval also illustrates the relocation of three parking spaces along the front of the fellowship hall along Peach Street to the rear of the fellowship hall accessing Spruce Street. The change in the placement of the on-site parking improves the vehicle maneuvering on the site.

Thus, the site plan should be revised to show that the tree planting and landscaping provisions of the Ordinance are satisfied to the extent that it is possible.

It should be noted that a Variance is required to allow the off-site parking, and the applicant is seeking that approval from the Board of Adjustment. Planning Approval cannot be considered final until and unless the Board of Adjustment grants Variance approval for the off-site parking.

As the site adjoins residential property, a buffer should be required in compliance with Section IV.D.1 of the Zoning Ordinance.

RECOMMENDATION

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

- 1) that landscaping and tree planting be coordinated with Urban Development; and full compliance with all other municipal codes and ordinances; and
- 2) approval of any variances necessary by the Board of Adjustment.

LOCATOR MAP



APPLICATION NUMBER 25 DATE February 7, 2008

APPLICANT Greater Macedonia Baptist Church

REQUEST Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units

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LEGEND

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

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

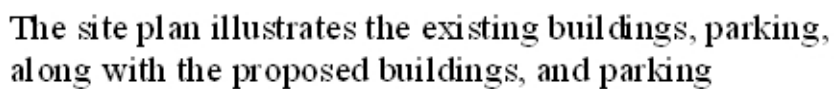


The site is surrounded by residential units

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NTS

7.5 PROP ROW
DEDICATION

REQUEST _____ Planning Approval _____



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