

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: January 3, 2013****NAME**

Our Savior Parish

LOCATION1801 Cody Road South
(East side of Cody Road South, 155'± North of the East
terminus of Bradbury Place)**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-1, Single-Family Residence District

AREA OF PROPERTY

1 Lot /33.8 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to allow multiple
buildings on a single building site and Planning Approval
to allow expansion of an existing church in an R-1, Single-
Family Residential District.**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approvals

**ENGINEERING
COMMENTS**

Any work performed in the existing Cody Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). Any and all proposed development 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. The existing sidewalk along Cody Road shall be adjusted at the existing curb cuts to reduce the existing vertical change in grade between the sidewalk and driveways to be less than ¼ inch. Also, any existing sidewalk panels that are damaged are to be removed and replaced.

**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 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 Planned Unit Development Approval to allow multiple buildings on a single building site and Planning Approval to allow expansion of an existing church in an R-1, Single-Family Residential District. Planning Approval is required for churches 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 to the Planning Commission for PUD and Planning Approval review.

The applicant proposes to construct a 1,176 square-feet, porte cochere and a driveway to an existing 4,160 square foot church. The applicant is making these improvement to allow elderly and handicapped parishioners an easier method to enter the sanctuary on inclement days. In addition, a new dumpster pad is proposed, the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations, including a connection to sanitary sewer.

The sanctuary has seating for 658 people. One-hundred sixty six parking spaces are provided, which complies with the parking requirements of the Ordinance of one parking space per four seats parking ratio. Parking bumpers shall be provided for all parking spaces fronting landscape areas that will not have curbing.

The site is primarily surrounded by residential development. The site plan does not depict a buffer compliant with Section 64-4.D.1. of the Zoning Ordinance, i.e. a 6-foot high wooden privacy fence (except within the required front yard setback, where it shall not exceed 3 feet), or an evergreen vegetative buffer, ten feet wide, six feet tall at time of planting. As such, a buffer should be provided between the site and the adjacent residences on the portion of the site that will be affected by the addition.

As the parking area has more than 10 spaces, and it is likely that the church and the parking area are used at night, lighting is required. Lighting of the site and the parking area must comply with Section 64-4.A.2. and Section 64-6.A.3.c. of the Zoning Ordinance. The use of full-cutoff fixtures is strongly encouraged (including any proposed wallpack fixtures), and the site plan should be revised to include a statement that lighting of the site will comply with the previously mentioned sections. Any existing lights that do not comply with the requirements of the Zoning Ordinance should be removed and made compliant.

Finally, 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

Planned Unit Development: Based upon the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) compliance with Engineering comments (*Any work performed in the existing Cody Road ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, 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). Any and all proposed development 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. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. The existing sidewalk along Cody Road shall be adjusted at the existing curb cuts to reduce the existing vertical change in grade between the sidewalk and driveways to be less than ¼ inch. Also, any existing sidewalk panels that are damaged are to be removed and replaced.*);
- 2) compliance with Fire 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.*);
- 3) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.*);
- 4) compliance with 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).*);

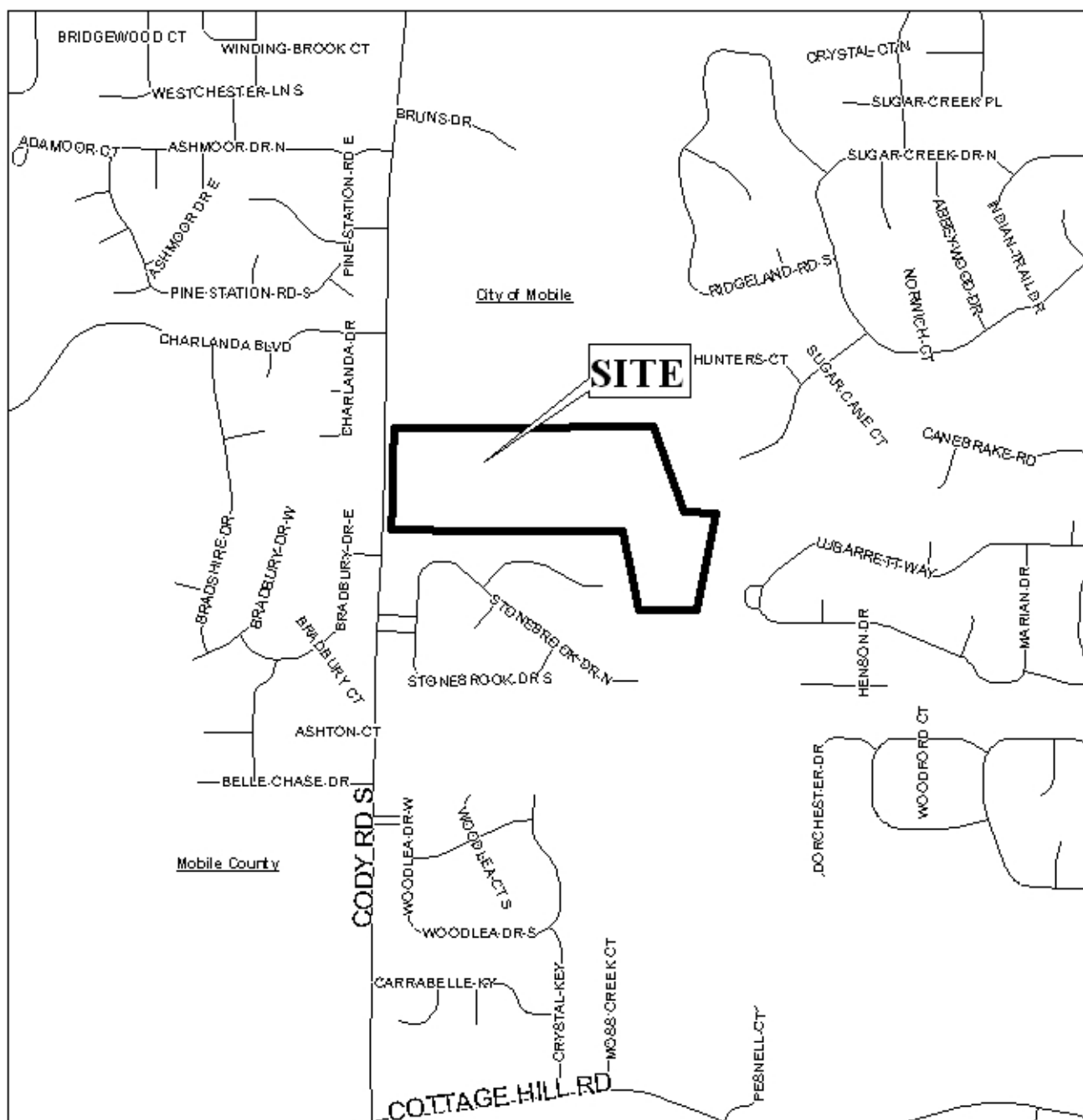
- 5) revision of the site plan to depict curbing and/or bumper stops for all parking and circulation areas in order to protect adjacent landscape and sidewalk areas;
- 6) revision of the site plan to provide appropriately marked access aisles for all proposed handicap parking spaces, in accordance with Americans with Disability Act and/or 2009 International Building Code requirements;
- 7) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 8) revision of the site plan to clearly depict a fence or protection buffer strip along the perimeters of the site to be developed, in accordance with Section 64-4.D.1. of the Zoning Ordinance;
- 9) removal of all existing exterior light fixtures that do not comply with the requirements of the Zoning Ordinance, and placement of a note on the site plan stating that the site and parking area will be illuminated in accordance with the requirements of Section 64-4.A.2. and Section 64-6.A.3.c. of the Zoning Ordinance;
- 10) revision of the site plan and the tree and landscape calculations to depict full compliance for the developed portion of the site only;
- 11) the location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations, including a connection to sanitary sewer;
- 12) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 13) provision of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the final plat; and
- 14) full compliance with all municipal codes and ordinances.

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

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- 2) compliance with Fire 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.*);
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LOCATOR MAP



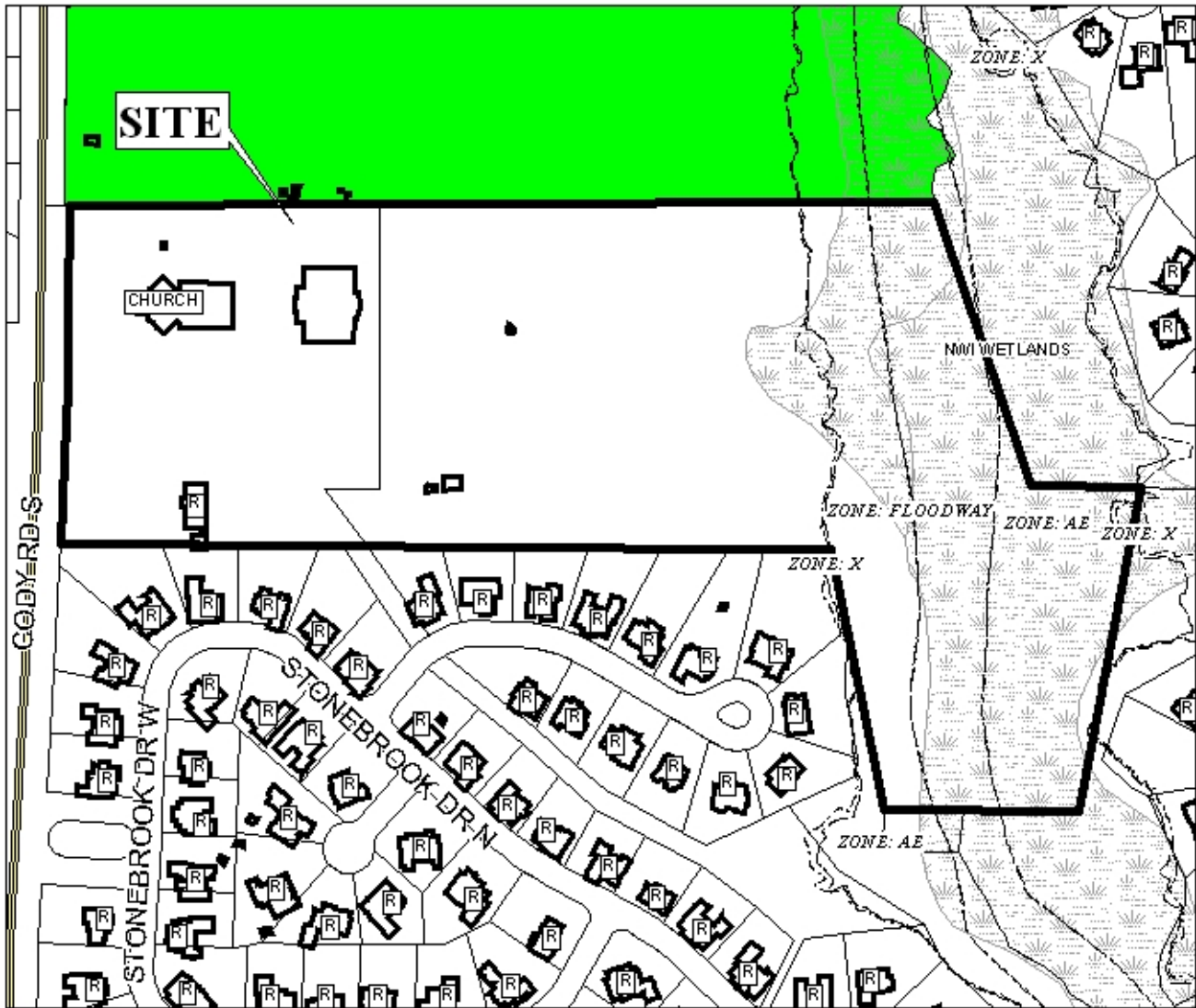
APPLICATION NUMBER 26 & 27 DATE January 3, 2013

APPLICANT Our Savior Parish

REQUEST Planned Unit Development, Planning Approval



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residences.

APPLICATION NUMBER 26 & 27 DATE January 3, 2013

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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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

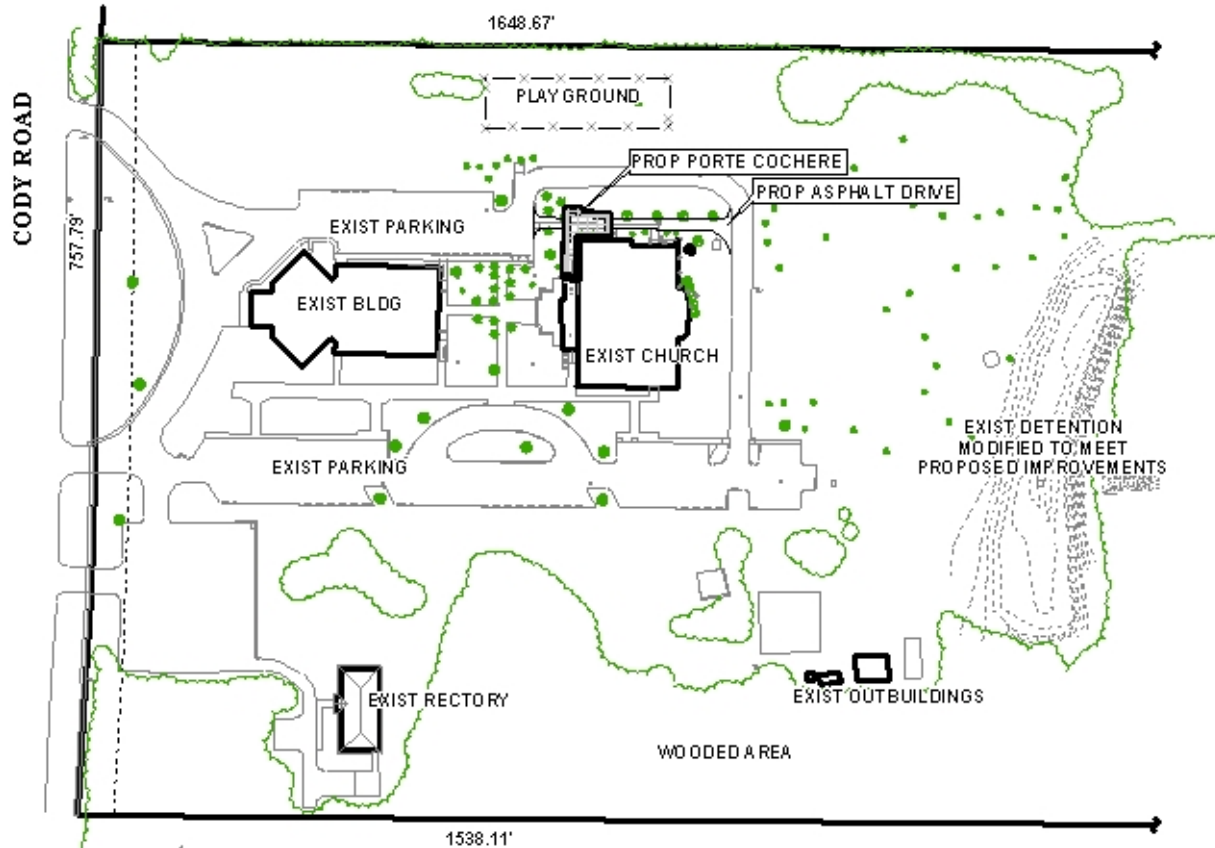


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ENLARGED SITE PLAN



The site plan illustrates the existing improvements, proposed porte cochere, and proposed asphalt drive.

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