

**PLANNING APPROVAL &
PLANNED UNIT DEVELOPMENT
STAFF REPORT**

Date: August 17, 2006

<u>NAME</u>	Port City Church of Christ
<u>LOCATION</u>	2901 Hillcrest Road (East side of Hillcrest Road, 125 feet \pm south of Medearis Court)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-1
<u>AREA OF PROPERTY</u>	4.71 acres \pm
<u>CONTEMPLATED USE</u>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site, and Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	<p>If existing detention is to be used to accommodate the proposed building, a survey must be provided to confirm the volume and functionality of the existing drainage system.</p> <p>Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.</p>
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO 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).

Preservation status is to be given to the 48" Live Oak Tree located on the South side of Lot and 50" Live Oak Tree located in the South East corner of Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

FIRE DEPARTMENT

COMMENTS

All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004.

REMARKS

The applicant is seeking Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow two buildings on a single building site, and Planning Approval to allow a building expansion at an existing church in an R-1, Single-Family Residential District. Churches require Planning Approval to locate within R-1 districts.

The Planning Commission granted Planned Unit Development approval and Planning Approval for this site on May 19, 2005, to allow for the provision of a parking lot on the site. That decision was affirmed by the Planning Commission on July 8, 2005, and an appeal to the City Council by neighbors was denied on September 1, 2005.

The May 19, 2005 approved PUD and Planning Approval site plan did not include any expansion of the existing structures, thus the reason for this application.

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 (PUD) 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.

As stated in the Letter of Decision for the original approval, both the Planning Approval and the Planned Unit Development reviews are site plan specific; therefore ANY future changes to the site plan, as approved, by current or future applicants must be submitted for Planning Approval and Planned Unit Development review. Thus any future proposed changes to parking, structure expansion, etc., must be reviewed and approved through the planning process.

As the reviews for Planning Approval and Planned Unit Development approval are similar, the analysis/remarks for both applications will be consolidated.

The site plan depicts the proposed 40 by 50 foot addition to the front of one of the existing buildings. The two existing buildings on the site total 12,890 square feet. The applicant has not provided any information regarding the proposed use of the addition, however, the addition will comply with all building setback requirements. The proposed 2,000 square foot addition is not anticipated to create incompatibilities for the neighboring residential uses. It will be required, however, that any new construction, whether to expand existing buildings or provide new buildings, be subject to a new PUD and Planning Approval review, as any approval resulting from the current application is site plan specific.

While the building addition should be generally compatible with the overall area, the applicant should ensure that a 6-foot high privacy fence, located on the Church's property, is provided along the South, East and North perimeters of the site, except where within 25-feet of Hillcrest Road, where the fence may only be 3-feet in height. While adjacent residences may have existing fences, it is the obligation of the applicant to additionally provide a fence to ensure proper buffering; this requirement may result in double fences at property lines.

The site plan approved in May 2005 is different than the site plan that has been provided with this application. Specifically, the parking lot layout is different than approved, and the quantity of parking spaces is also different. The current site plan is labeled as providing 177 spaces, although a count of the spaces indicates that there are only 172 depicted. The site plan from May 2005 was labeled as providing 167 parking spaces, although 195 were depicted on the site plan. Inspection of the site by Urban Development staff also identified several other discrepancies with the submitted site plan, specifically, the site contains two detention areas, a dumpster storage facility, a seating area with benches, and a drop-off area in the parking lot rather than parking spaces, none of which are depicted on the site plan. Therefore, prior to the issuance of a Certificate of Occupancy for the building addition, a revised site plan showing the as-built condition of the parking area, the existing structures, the existing detention, the existing dumpster location, any other site improvements, and the proposed 2,000 square foot addition, must be provided to Urban Development, Planning Section.

The site fronts Hillcrest Road, a major street, which has an existing right-of-way width of 100 feet, and therefore complies with the Major Street Plan. Because Hillcrest is a major street, access management is a concern. The site should be limited to the existing curb-cuts, and the existing median should remain intact in order to reduce turning movements to/from southbound Hillcrest Road.

Finally, it should be noted that the site is a metes and bounds parcel, not a legal lot of record. Therefore, any future applications to the Planning Commission must include a Subdivision application.

RECOMMENDATION

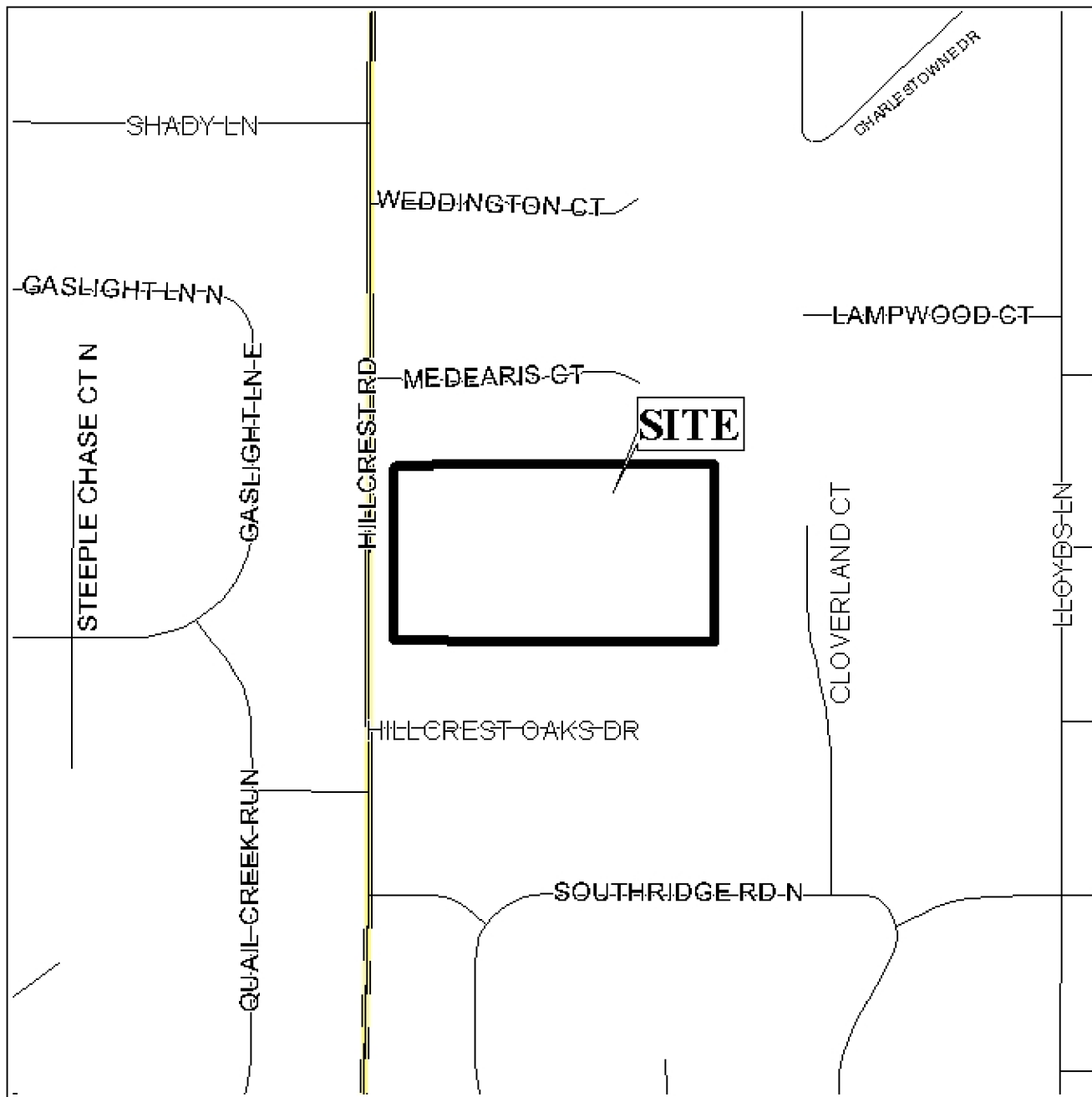
Planning Approval: based on the preceding, it is recommended that the proposed 2,000 square foot building expansion be approved as depicted on the submitted site plan, subject to the following conditions: 1) placement of a note on the site

plan stating that Planning Approval and PUD approval are site plan specific, and that modifications to the site or building additions will require new Planning Approval and PUD applications; 2) provision of landscaping and tree planting in accordance with the quantities and ratios set forth in Section IV.E.3. (Minimum Landscape Requirements) of the Zoning Ordinance, as amended, and comply with Sections 64-4.E. of the Ordinance; 3) full compliance with Section 64-6. (Off-Street Parking Requirements) of the Zoning Ordinance, as amended; 4) placement of a note on the site plan stating that the lot is limited to the existing curb-cuts, with no breach of the existing median on Hillcrest Road; 5) full compliance with Engineering comments: *(If existing detention is to be used to accommodate the proposed building, a survey must be provided to confirm the volume and functionality of the existing drainage system. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.)* 6) placement of a note on the final site plan stating that "preservation status is to be given to the 48" Live Oak Tree located on the South side of Lot and the 50" Live Oak Tree located in the South East corner of Lot. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger."; 7) provision of a 6-foot high privacy fence on the property in question, around the South, East and North property boundaries, except within 25-feet of Hillcrest Road, where the fence shall be no more than 3-feet in height; 8) provision of a revised site plan to Urban Development, Planning Section, accurately depicting the "as-built" condition of any stormwater detention facilities, dumpster facilities, existing buildings, the parking area, any other existing or required site improvements, and the proposed 2,000 square foot addition that is the subject of this application, prior to the issuance of a Certificate of Occupancy; 9) submittal of a Subdivision application for Planning Commission consideration in conjunction with any future applications to the Planning Commission; and 10) full compliance with all other applicable municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that the proposed 2,000 square foot building expansion be approved as depicted on the submitted site plan, subject to the following conditions: 1) placement of a note on the site plan stating that Planning Approval and PUD approval are site plan specific, and that modifications to the site or building additions will require new Planning Approval and PUD applications; 2) provision of landscaping and tree planting in accordance with the quantities and ratios set forth in Section IV.E.3. (Minimum Landscape Requirements) of the Zoning Ordinance, as amended, and comply with Sections 64-4.E. of the Ordinance; 3) full compliance with Section 64-6. (Off-Street Parking Requirements) of the Zoning Ordinance, as amended; 4) placement of a note on the site plan stating that the lot is limited to the existing curb-cuts, with no breach of the existing median on Hillcrest Road; 5) full compliance with Engineering comments: *(If existing detention is to be used to accommodate the proposed building, a survey must be provided to confirm the volume and functionality of the existing drainage system. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of*

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LOCATOR MAP



APPLICATION NUMBER 30 & 31 DATE August 17, 2006

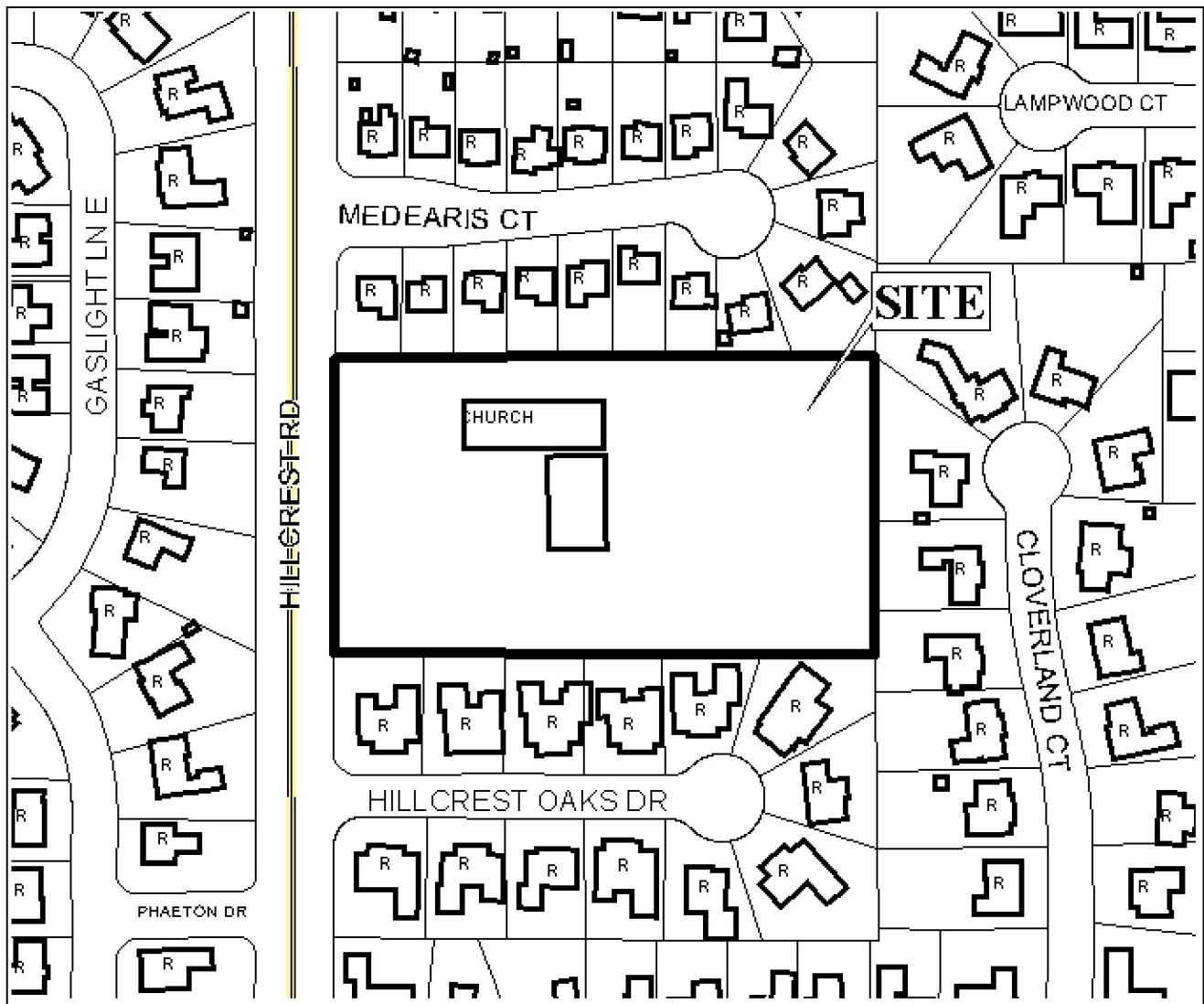
APPLICANT Port City Church of Christ

REQUEST Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

















The site is surrounded by single-family residential units

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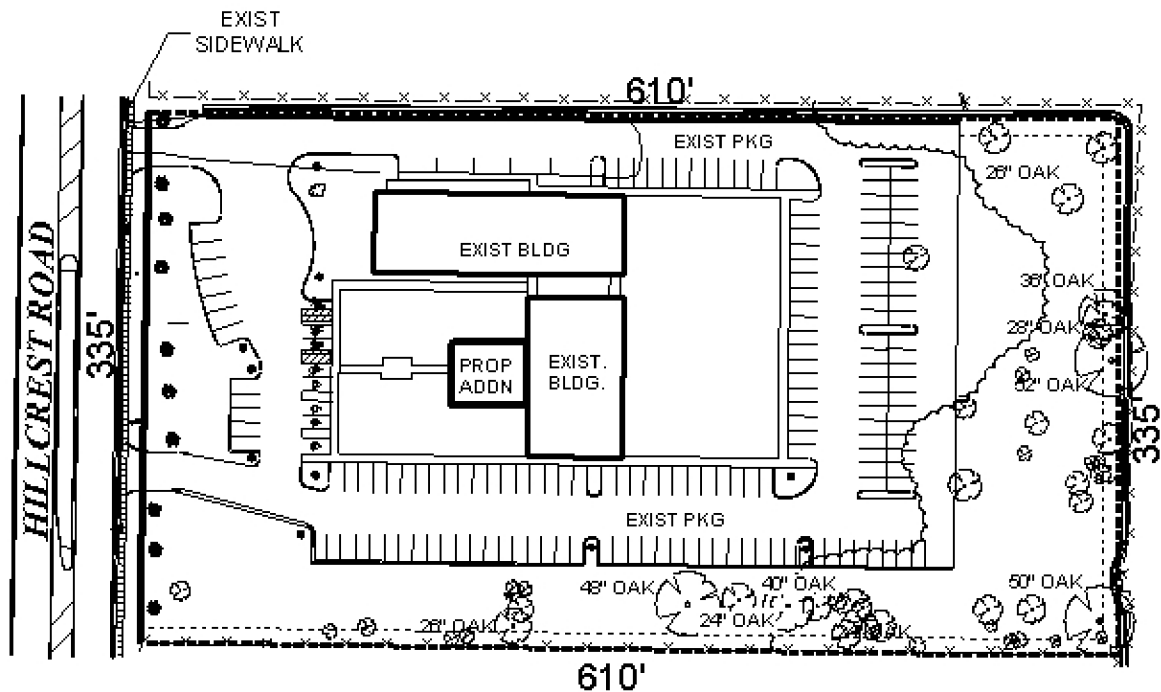
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LEGEND

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



SITE PLAN



The site plan illustrates the existing buildings, and parking along with the proposed building, parking, and drives

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