

**REZONING,
PLANNED UNIT DEVELOPMENT
SIDEWALK WAIVER &
SUBDIVISION STAFF REPORT**

Date: October 18, 2007

<u>APPLICANT NAME</u>	Orchard Baptist Church
<u>DEVELOPMENT NAME</u>	Orchard Baptist Church
<u>SUBDIVISION NAME</u>	Orchard Baptist Church Subdivision
<u>LOCATION</u>	6960 Overlook Road (Southeast corner of Overlook Road and Howells Ferry Road).
<u>CITY COUNCIL DISTRICT</u>	Council District 7
<u>AREA OF PROPERTY</u>	11 Lot / 7.0± Acres
<u>PRESENT ZONING</u>	R-1, Single-Family Residential & B-2, Neighborhood Business
<u>PROPOSED ZONING</u>	B-1, Buffer Business District
<u>CONTEMPLATED USE</u>	Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-1, Buffer Business, to eliminate split zoning in a proposed one-lot subdivision for a church. Planned Unit Development Approval to allow four buildings on a single building site, and Subdivision approval to create one legal lot of record.
<u>REASON FOR REZONING</u>	The reason for rezoning provided by the applicant reads as follows: to eliminate split zoning of a proposed one-lot subdivision
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediate
<u>ENGINEERING COMMENTS</u>	All storm drainage must tie to City storm drainage system or release agreement required to be concentrated onto adjacent property owner. Downstream drainage system should be analyzed to verify capacity to convey additional runoff. Detention is required for all impervious area constructed post-1984. 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.

Sidewalk waiver: Based on information provided by applicant, City standard sidewalk is not constructible at this location.

TRAFFIC ENGINEERING

COMMENTS

Driveway number, size, 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).

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 Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-1, Buffer Business, to eliminate split zoning in a proposed one-lot subdivision for a church. Planned Unit Development Approval to allow four buildings on a single building site, and Subdivision approval to create one legal lot of record. The site is located in Council District 7, and according to the applicant is served by public water and sanitary sewer.

The purpose of this application is to create a single lot of record – the application is the result of a recent subdivision approved by the Planning Commission, Overlook Station Subdivision. Rezoning is required because for two reasons; one, the subdivision as proposed would result in a split zoned property; and two, to provide a zoning classification appropriate for the existing use as a church. The PUD is required because there multiple buildings on multiple lots/parcels that will be incorporated into a single lot or building site.

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.

There are several issues with the Rezoning and Planned Unit Development applications as submitted. First and foremost, the site plans submitted do not include any dimensions of improvements. This lack of dimensions makes it virtually impossible to review; and, since these applications are site plan specific, virtually impossible to ensure compliance with the approved plans.

Also, there appear to be some discrepancies between parcel dimensions illustrated on the proposed plat and those of common parcel lines with Overlook Station Subdivision. These discrepancies should be corrected.

Another issue is that the required narrative describing the proposal is incomplete and does not provide adequate information. While there is information about the attendance and number of pews, neither of these provide seating capacity of the sanctuary which determines parking requirements. The narrative includes a statement about members parking across the street; however that property was not included in the application, nor is the uses of the various buildings clear.

In essence, the plans submitted are incomplete and cannot at this time be reviewed.

RECOMMENDATION

Subdivision: Based on the preceding, the application is recommended for HOLDOVER until the November 15 meeting to be considered simultaneously with the Rezoning and Planned Unit Development applications, and to allow the applicant to correct any potential discrepancies of parcel dimensions and those of common parcel lines with Overlook Station Subdivision.

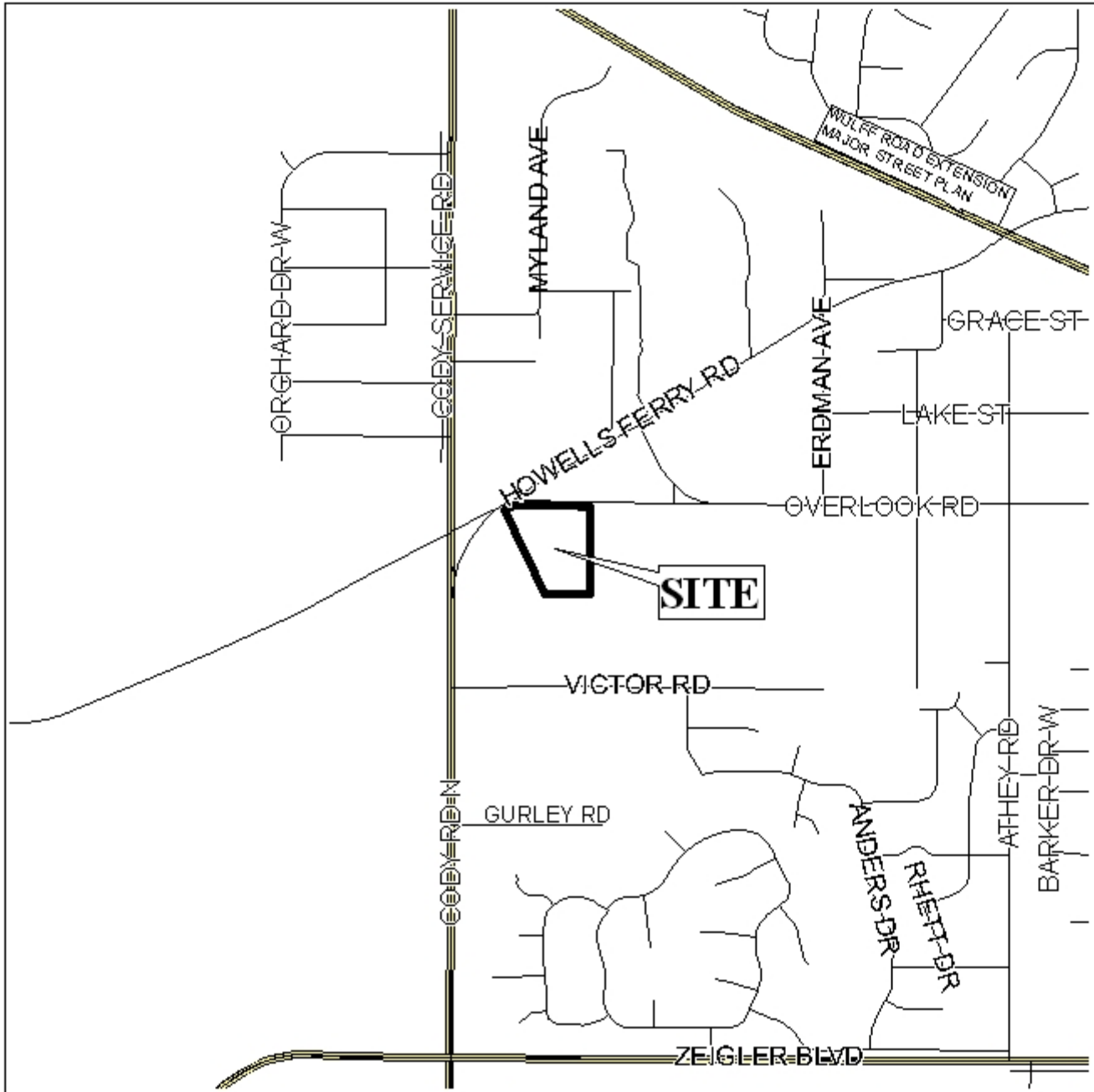
Rezoning: Based on the preceding, the application is recommended for HOLDOVER until the November 15 meeting to be considered simultaneously with the Planned Unit Development application.

Planned Unit Development: Based upon the preceding, this application is recommended for HOLDOVER until the November 15 meeting to allow the applicant to revise the plan to provide All dimensions for plan review, include all properties associate with the church and used for church functions (parking, services, classrooms, etc)

Sidewalk Waiver: Based on the preceding, the application is recommended for HOLDOVER until the November 15 meeting to be considered simultaneously with the Rezoning and Planned Unit Development applications.

All revisions and/or corrections, including any additional documentation, notification labels and fees and/or lot fees to be submitted by October 29th.

LOCATOR MAP



APPLICATION NUMBER 31,32,33,&34 DATE October 18, 2007

APPLICANT Orchard Baptist Church

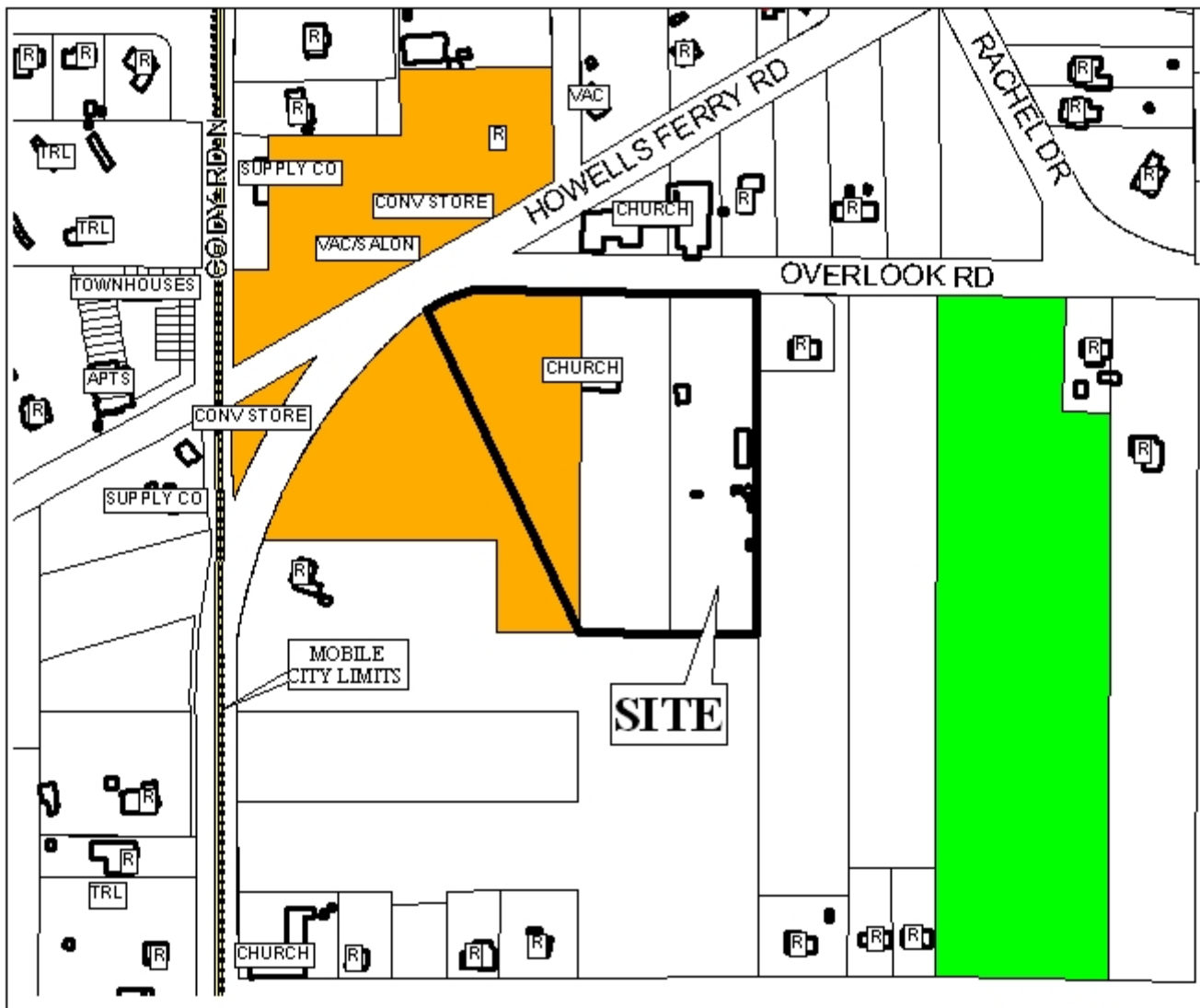
Subdivision, Planned Unit Development,

REQUEST Rezoning from R-1 and B-2 to B-1, Sidewalk Waiver



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a salon and convenience stores to the west of the site, a church to the north, and single family residential units are to the east and south.

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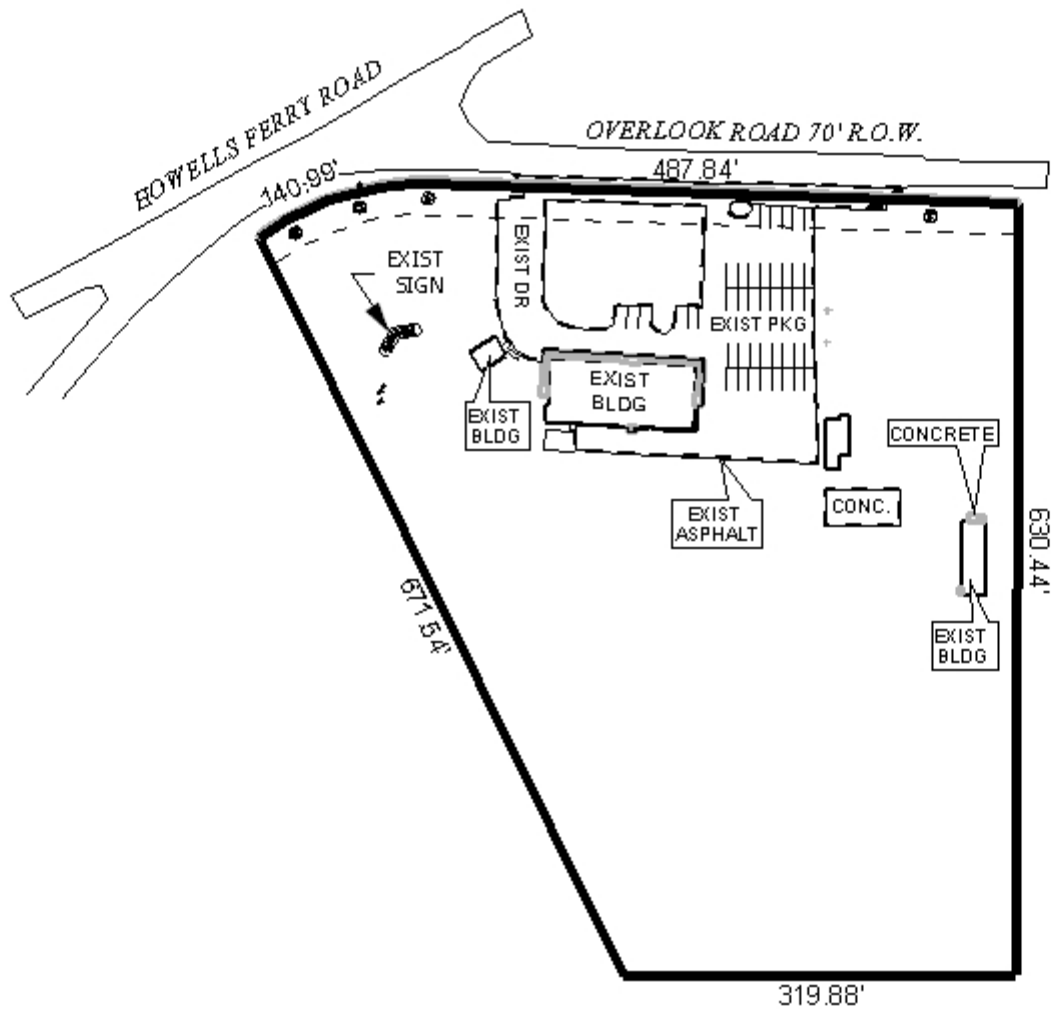
APPLICANT Orchard Baptist Church

Subdivision, Planned Unit Development,

REQUEST Rezoning from R-1 and B-2 to B-1, Sidewalk Waiver

LEGEND NTS

SITE PLAN



Existing buildings, parking, drive, and setbacks are illustrated in the site plan.

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REQUEST Subdivision, Sidewalk Waiver, PUD, Rezoning from R-1 and B-2 to B-1



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