

**PLANNED UNIT DEVELOPMENT &
PLANNING APPROVAL STAFF REPORT****Date: April 3, 2008****NAME**

Nazaree Full Gospel Church

LOCATION

Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way)

**CITY COUNCIL
DISTRICT**

District 1

PRESENT ZONING

B-3, Community Business District

AREA OF PROPERTY

2 Lots / 18.2 ± Acres

CONTEMPLATED USE

Planning Approval to allow a private school in a B-3, Community Business district, and Planned Unit Development Approval to allow shared access and parking between two building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate.

**ENGINEERING
COMMENTS**

Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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 show 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. 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. Development shall comply with 2003 IFC Section 503; 508.5.1 and appendix D. Buildings may require the installation of a sprinkler system.

REMARKS

The applicant is requesting Planning Approval to allow a private school in a B-3, Community Business district, and Planned Unit Development Approval to allow shared access and parking between two building sites. Planning Approval is required for schools in B-3 districts.

This combined application is due to the recommendations included in a Traffic Impact Study that was required by the Planning Commission's Planning Approval at the November 1, 2007 meeting. The study recommended additional vehicular access/stacking space for the school, thus the Church has revised their application to create a second point of access across an unopened right-of-way to allow traffic to enter the school site through the existing church site. It should be noted that the Church attempted to have the right-of-way vacated, but an adjacent property owner would not agree to the request.

The PUD site is bounded to the North and Northwest by facilities associated with the local Alabama Department of Transportation offices in I-1 Light Industry and R-1 Single-Family Residential districts, to the East by Interstate 65, to the South by vacant land in an I-1 district, and to the West by vacant land in an R-1 district.

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 for PUD review. Additionally, if the scope of operations for the school or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The site is located in an area identified as industrial on the General Land Use Plan. The site was recently rezoned from B-3 and I-1 to B-3. As the property to the South and North of the PUD site is still zoned for industrial use, it is possible that an undesirable, potentially harmful uses could be located adjacent to the church and school.

Storm water detention may be required for the proposed development, however, no storm water detention facilities are depicted on the site plan for the school (existing storm water detention facilities are depicted on the church portion of the site). Furthermore, the site appears to be located within the 100-year floodplain associated with Three Mile Creek and its tributaries. Wetlands may also be present on the site. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The proposed school will have 11 teaching stations, 10 classrooms, and a maximum of 220 students. The site plan includes a floor plan of the one-story building showing 10 proposed classrooms, a gymnasium, media room, administrative offices, dining facility and kitchen. A 20-space parking lot with drop-off circulation route, dumpster location, and playground with fence are also depicted on the site plan.

Regarding the operation of the facility, various services will be provided between 6:00 AM and 6:00 PM, however, school operations will occur from 7:30 AM to 3:00 PM. Services provided before and after normal school hours will be for before and after school care services. The school will only serve students in grades K-3 through K-5.

As previously mentioned, the combined application was required due to recommendations of a Traffic Impact Study required by a previous approval. Circulation between the church and school site is proposed in order to mitigate potential traffic congestion on the Interstate 65 Service Road. It is recommended that a plan be submitted indicating that the bulk of school drop-off and pick-up traffic will enter via the church site, and exit via the school site. The placement of an “Exit only - 7:00 AM to 8:00 AM and 2:30 PM to 3:45 PM” or similar sign on the school’s curb-cut onto the service road may be appropriate. The plan should include some method of notifying parents of the preferred access method in order to minimum traffic problems and justify the purpose of the applications. The entry/exit arrows for the school curb-cut should be removed.

A “do not enter” sign should be placed in the parking lot on the eastern portion where the parking lot is one-way, so that traffic entering from the church does not turn left into the one-way traffic.

The 25-foot minimum building setback line is depicted for the church site where it is adjacent to the right-of-way for 1st Avenue, but is not depicted for the school site. The site plans should be revised to also depict the setback line for the school site.

Finally, trees and landscaping are not depicted on the site plan, however calculations for landscape area have been provided. Additionally, a note on the plan states that a landscape plan that complies with the requirements of the Zoning Ordinance will be submitted for review as part of the building permit procedure for the new construction of the school. Insufficient information

is provided regarding the new landscape required for the school site, as the portion of the 11.6 acre \pm school site to be developed is not clearly defined (as it relates to landscape calculations), thus the site plan should be revised to delineate the area within the school lot that will be developed.

RECOMMENDATION

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

- 1) Revision of the site plan to depict any required storm water detention facilities for the school site, if required;
- 2) Revision of the site plan to indicate the posting of a sign at the school's curb-cut onto the Interstate 65 Service Road restricting the curb-cut to exit-only during thirty minutes before and after school start and end hours, and removal of the entry/exit arrows at the school curb-cut entrance;
- 3) Revision of the site plan to indicate the posting of a sign on the eastern side of the school parking lot stating "do not enter" so that traffic entering from the church site will not turn left into the one-way portion of the school parking lot;
- 4) Revision of the site plan to depict the 25-foot minimum building setback line for the school site where it is adjacent to the 1st Avenue right-of-way;
- 5) Revision of the site plan delineating the site area for the school that will be required to comply with the landscape and tree requirements of the Zoning Ordinance, and the revision of landscape calculations as necessary to reflect the site area;
- 6) Provision of a revised site plan to the Planning Section of Urban Development prior to the submittal of plans for permitting;
- 7) Changes to the scope of operations that increase the number of students beyond 220 students, the number of teaching stations beyond 11 stations, the hours of operation beyond 6:00 AM to 6:00 PM, or that result in significant changes to the size and location of buildings and parking will require a new application for Planning Approval;
- 8) Future changes to the site plan for either the school or the church site will require a new PUD application and potentially a new Planning Approval application;
- 9) Full compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. 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 show 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. Any work performed in the right of way will require a right of way permit.*);
- 10) Full compliance with the revised Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.*);
- 11) Full 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).*);
- 12) Full compliance with Fire-Rescue 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. Development shall comply with 2003 IFC Section 503; 508.5.1 and appendix D. Buildings may require the installation of a sprinkler system.);

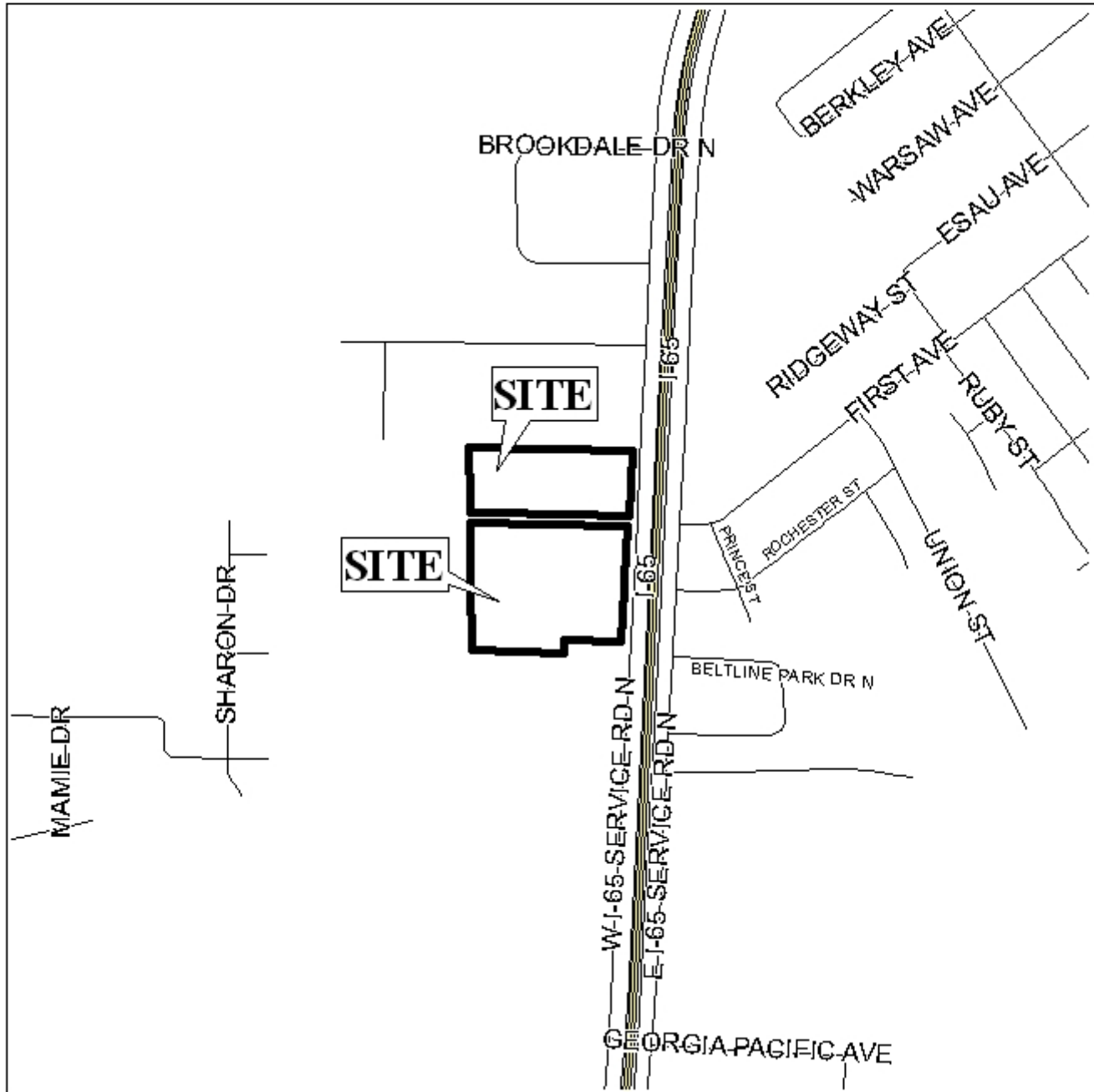
- 13) Approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities; and
- 14) Full compliance with all other municipal codes and ordinances for new construction, including the tree and landscaping requirements of the Zoning Ordinance.

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LOCATOR MAP



APPLICATION NUMBER 31 & 32 DATE April 3, 2008

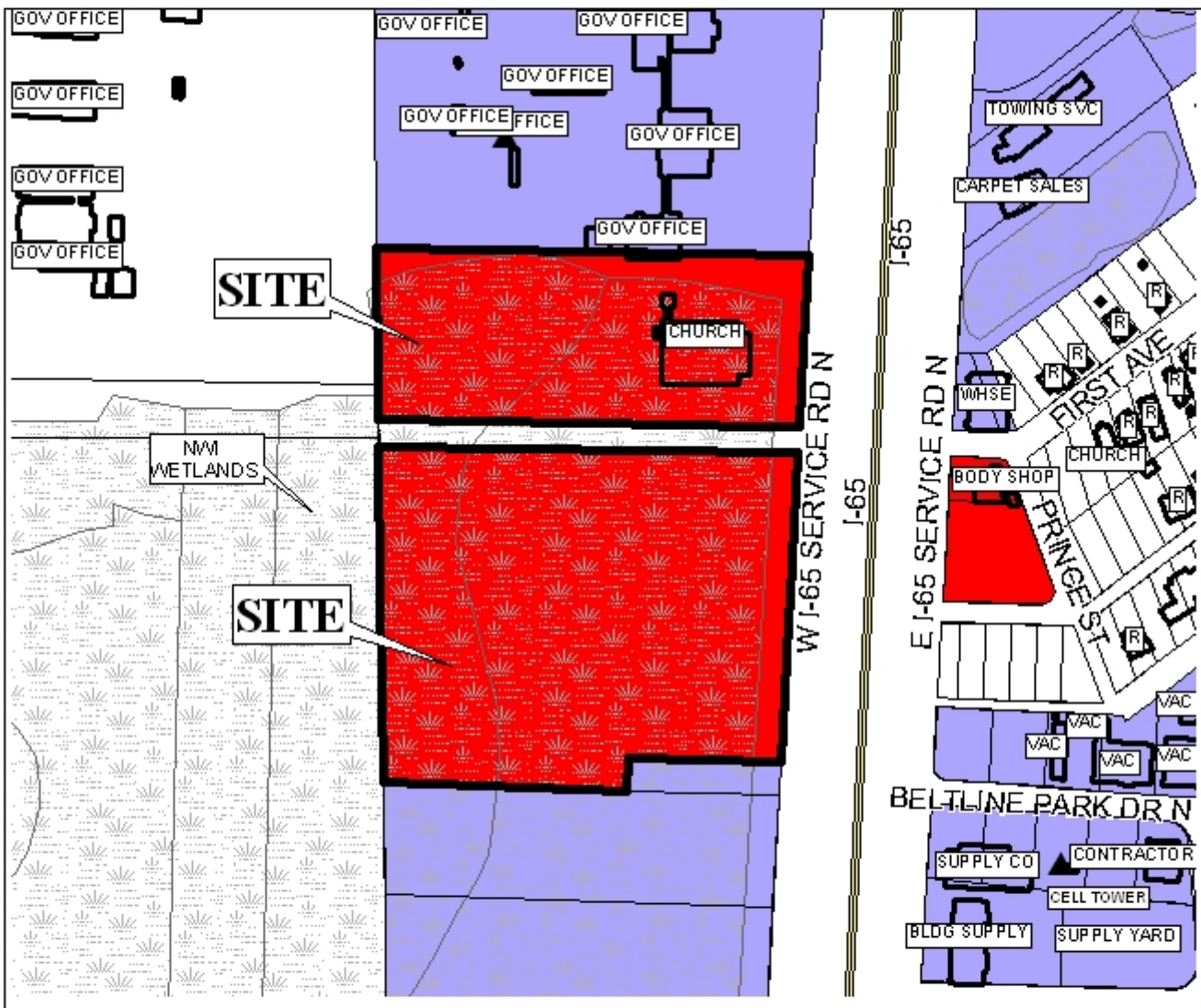
APPLICANT Nazaree Full Gospel Church

REQUEST Planning Approval, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Government offices are to the north and an auto body shop, warehouse, and single family residential units are to the east.

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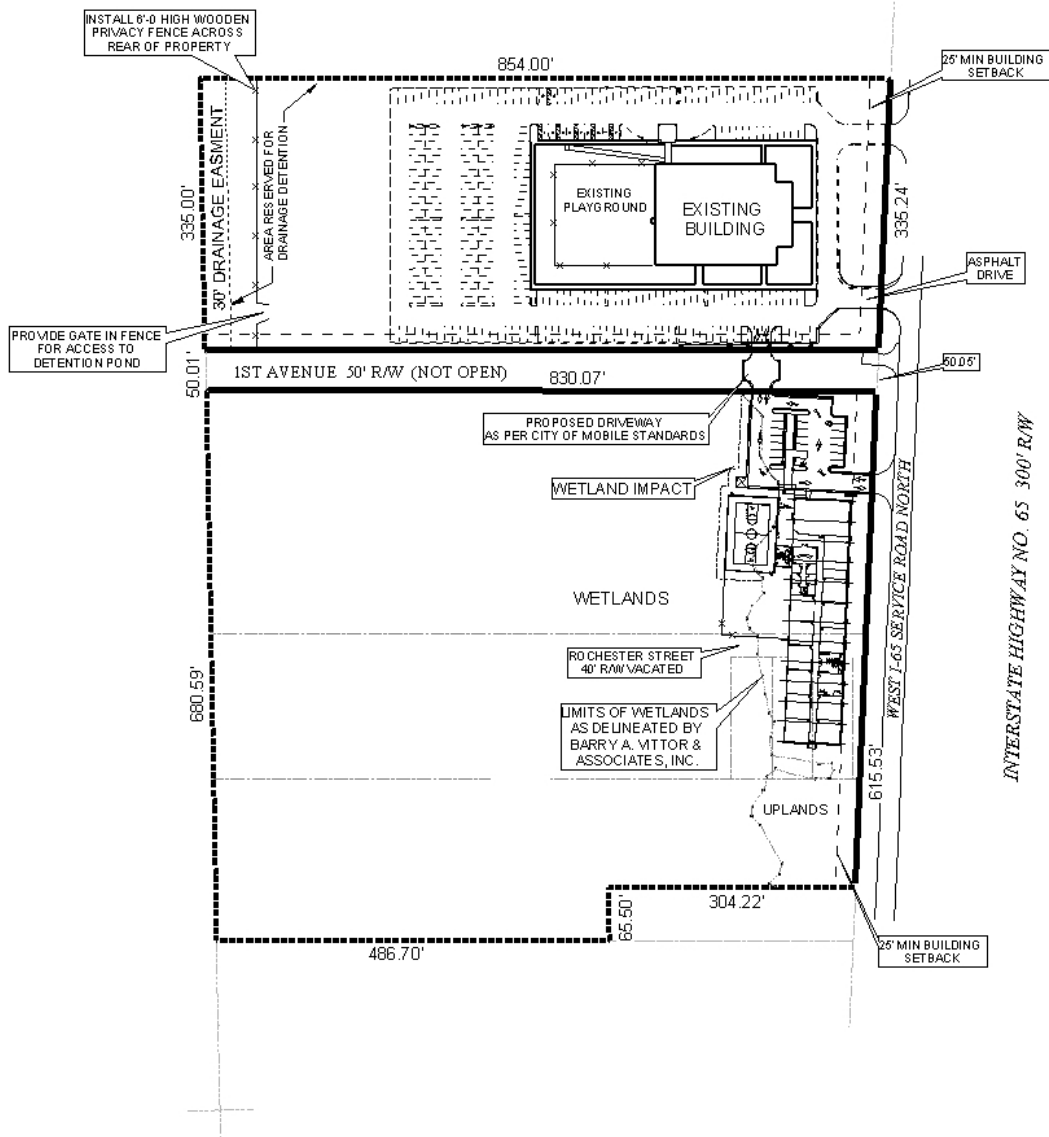
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LEGEND

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	NTS
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SITE PLAN



The site plan illustrates the existing buildings, proposed buildings, wetlands, detention area, easements, and setbacks.

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 NTS