

**PLANNED UNIT DEVELOPMENT,
PLANNING APPROVAL &
SIDEWALK WAIVER STAFF REPORT**

Date: January 3, 2008

DEVELOPMENT NAME

Moffett Road Assembly of God

SUBDIVISION NAME

Moffett Road Assembly of God

LOCATION

6159 Moffett Road
(South side of Moffett Road, ¾ mile± West of
Powell Drive)

**CITY COUNCIL
DISTRICT**

Council District 7

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

1 Lot /6.0 ± Acres

CONTEMPLATED USE

Planned Unit Development Approval to allow multiple buildings on a single building site, **Planning Approval** to allow the expansion of an existing church in an R-1, Single-Family Residential District to include a maintenance storage/workshop building and parking lot expansion, and **Sidewalk Waiver** to waive construction of a sidewalk along Moffett Road.

**TIME SCHEDULE
FOR DEVELOPMENT**

None Specified

**ENGINEERING
COMMENTS**

The capacity and functionality of the existing detention facility needs to be verified for the additional impervious area proposed. 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. Provide additional information, such as cross section depicting 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). Full compliance with landscaping and tree requirements of the Zoning Ordinance.

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 requesting **Planned Unit Development Approval** to allow multiple buildings on a single building site, **Planning Approval** to allow the expansion of an existing church in an R-1, Single-Family Residential District to include a maintenance storage/workshop building and parking lot expansion, and **Sidewalk Waiver** to waive construction of a sidewalk along Moffett Road.

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. Planning Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planning Approval.

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. Planned Unit Development Approval is site plan and use specific, thus any future changes to the site or operation of the facilities will require additional Planned Unit Development Approval.

As the reviews for Planning Approval and Planned Unit Development (PUD) Approval are similar, these reviews will be combined for the purpose of this report.

As illustrated on the site plan the existing sanctuary has seating for 670, and provides 182 parking spaces on the premises. The Zoning Ordinance requires 1 parking space per 4 seats in the sanctuary; therefore, the site exceeds the minimum parking requirements of

the Ordinance. Additional parking spaces are depicted on the site plan, adjacent and to the east of the existing parking. Additional parking to exceed the minimum requirements in the proposed parking area may be beneficial for the church.

The existing parking area does meet the minimum access and maneuvering requirements of the Zoning Ordinance, and the access way to the maintenance storage shed proposed behind the church would meet the minimum accessibility requirements of the Zoning Ordinance.

The project areas should be brought into compliance with the Zoning Ordinance in terms of trees, landscaping and residential adjacency buffering. Thus, frontage trees should be provided along Moffett Road (and are not depicted on the site plan), and perimeter trees and a wooden privacy fence should be provided where the parking / storage shed area abuts residentially developed properties. It should be noted that the wooden privacy fence should not exceed 3-feet in height where the fence is within 25-feet of a street right-of-way.

The proposed parking area should be designed so that vehicles that park do not over hang the concrete wheel stops to the extent that any existing or provided privacy fencing is damaged.

The new construction for parking and the maintenance/storage building may result in a need for storm water detention. If a storm water detention pond significantly changes the PUD and Planning Approval site plans, new plans and applications should be submitted to depict the required detention.

The applicant is also requesting the waiver of the construction of a sidewalk along Moffett Road for the entire development.

The applicant states that as the location of site is in a rural area of Moffett Road, and the church is only adding additional parking and a storage building, the sidewalk requirement should not be required.

As Engineering Department states there are significant topographic constraints (roadside ditch) that would preclude the construction of a sidewalk at this location.

RECOMMENDATION **Planned Unit Development** The request is recommended for Approval, subject to the following conditions:

- 1) the construction be limited to the submitted and approved site plan;
- 2) revision of the site plan to depict the buffer requirements of the Ordinance where the site abuts residential uses of the site;
- 3) revision of the site plan to depict sidewalks along Moffett Road (unless waiver is approved);
- 4) revision of the site plan to depict any dumpster storage facility, in compliance with Section 64-4.D.9. of the Zoning Ordinance;

- 5) placement of a note on the site plan stating that on-site lighting must fully comply with Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;
- 6) provision of a revised site plan to the Planning Section of Urban Development prior to the issuance of any permits; and
- 7) full compliance with all other municipal codes and ordinances.

Planning Approval

The request is recommended for Approval, subject to the following conditions:

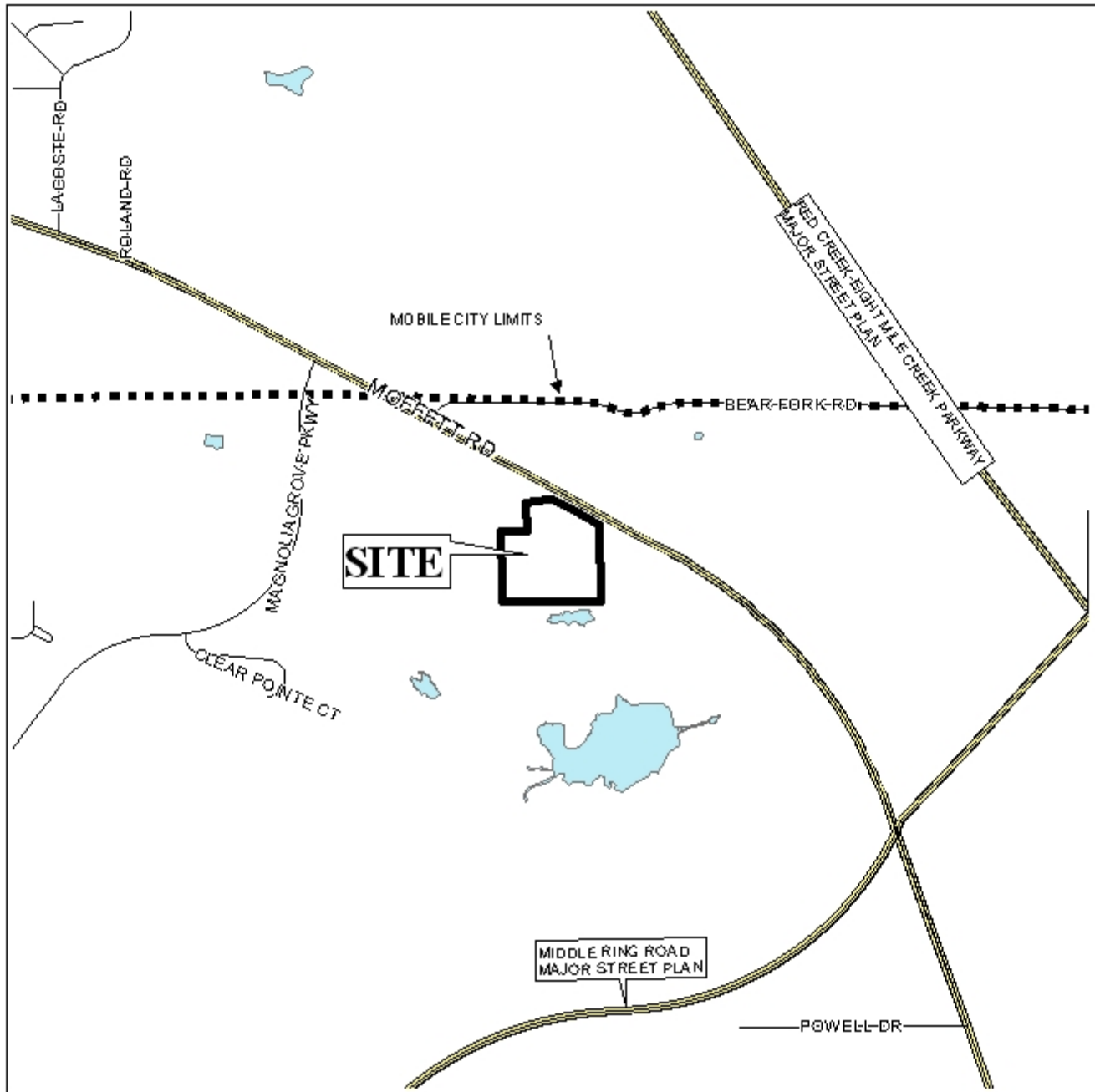
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- 7) full compliance with all other municipal codes and ordinances.

Sidewalk Wavier

Based on the preceding, the application is recommended for Holdover until the February 7th meeting to allow the applicant to address ALL discrepancies with the application packet. Revised information must be submitted no later than January 7th.

- 1) provide additional information, such as cross section depicting City standard sidewalk is not constructible at this location.

LOCATOR MAP



APPLICATION NUMBER 33, 34 & 35 DATE January 3, 2008

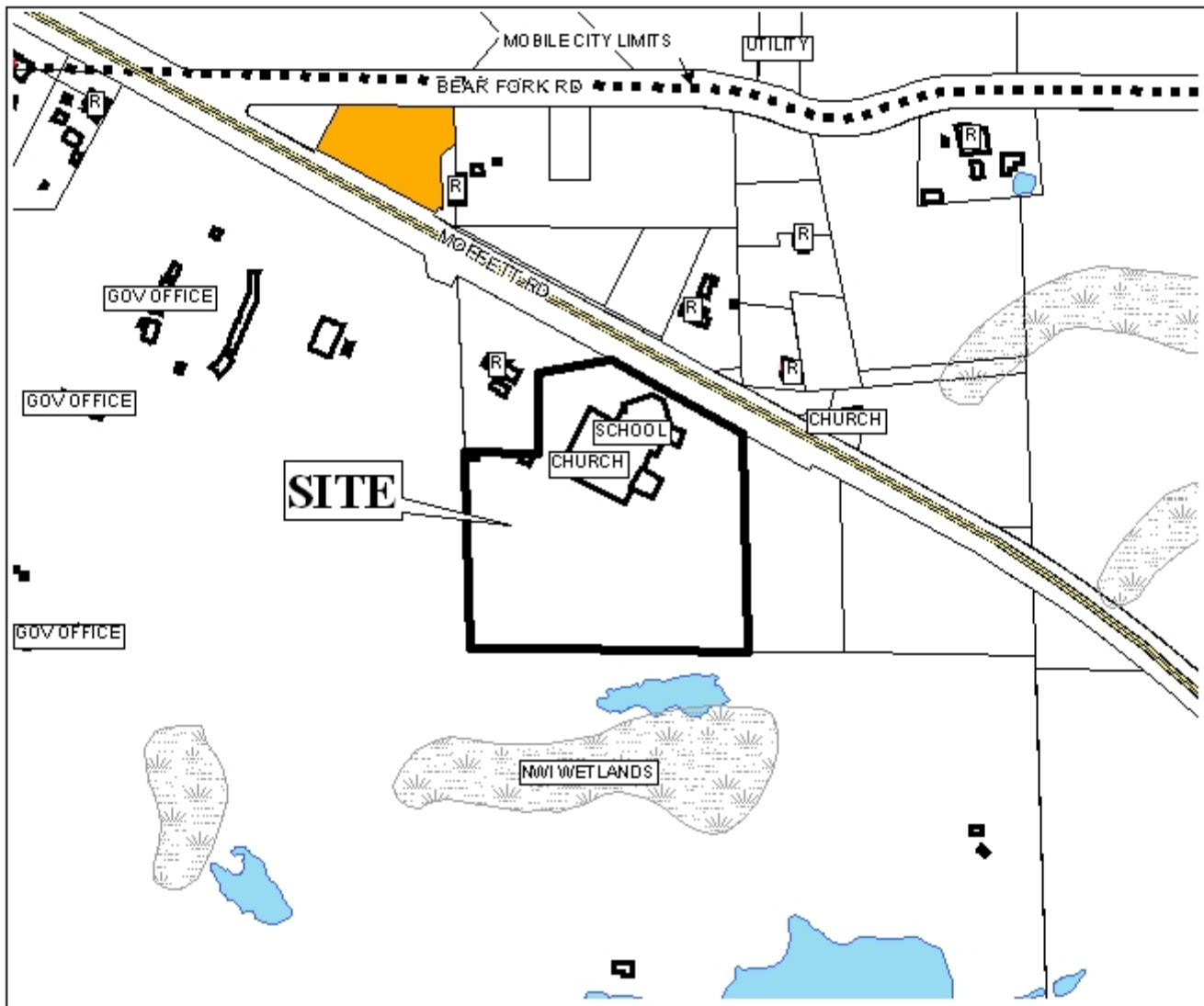
APPLICANT Moffett Road Assembly of God

REQUEST Sidewalk Waiver, Planning Approval, Planned Unit Development



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous landuse.

APPLICATION NUMBER 33, 34 & 35 DATE January 3, 2008

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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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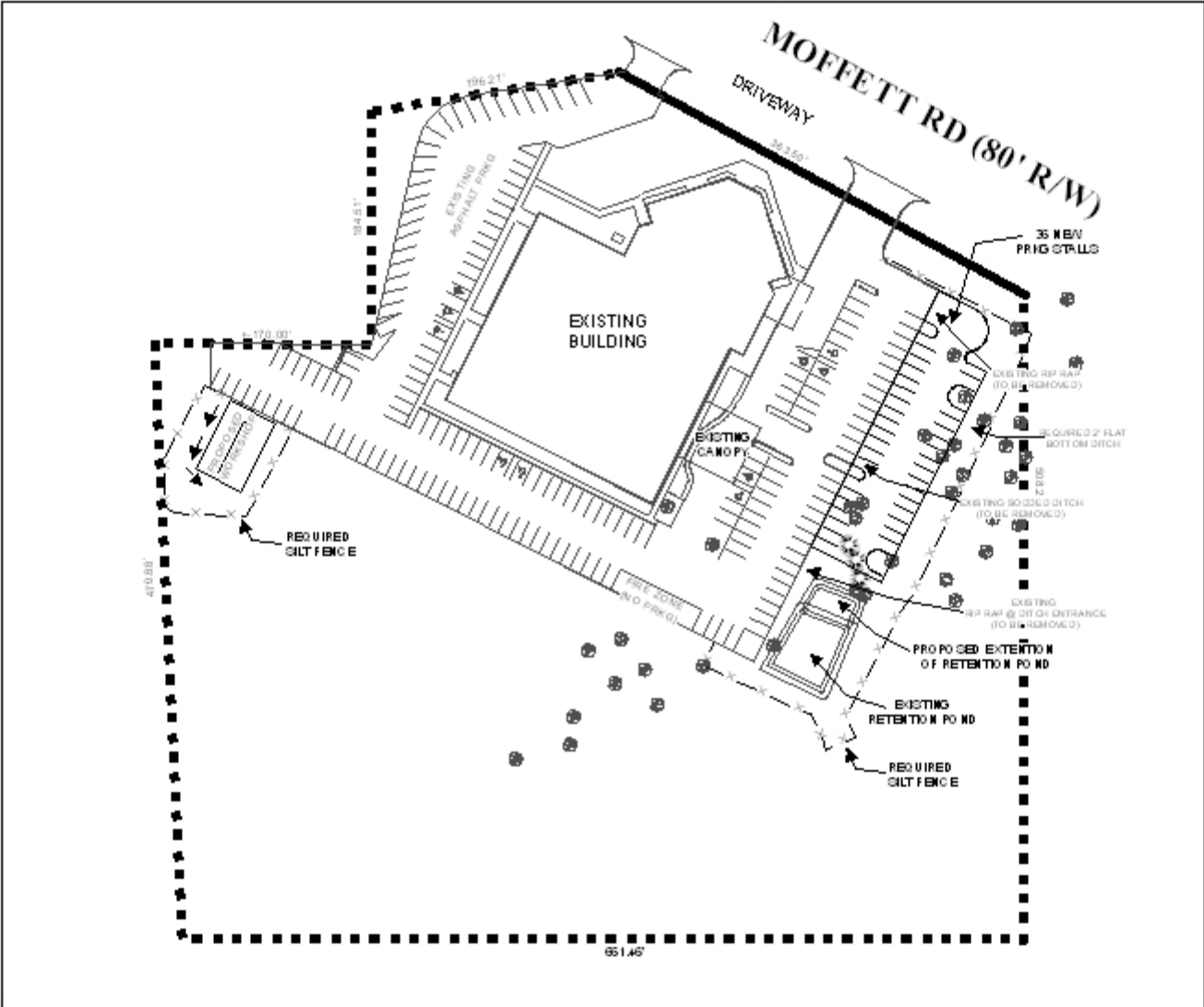
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SITE PLAN



This site plan illustrates existing and proposed structures.

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