

**PLANNED UNIT DEVELOPMENT &  
PLANNING APPROVAL STAFF REPORT****Date: July 5, 2012****NAME**

Dauphin Way United Methodist Church

**LOCATION**1507 Dauphin Street  
(South side of Dauphin Street extending from Catherine Street to Lee Street)**CITY COUNCIL  
DISTRICT**

District 2

**PRESENT ZONING**

R-1, Single-Family Residential District

**AREA OF PROPERTY**

2 Lots / 5.7 ± Acres

**CONTEMPLATED USE**

Planning Approval to amend a previously approved Planning Approval to allow a columbarium at an existing church in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

**TIME SCHEDULE  
FOR DEVELOPMENT**

None provided

**ENGINEERING****COMMENTS**

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. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.

**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 58)

**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 Planning Approval to amend a previously approved Planning Approval to allow at an existing church in an R-1, Single-Family Residential District, and Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site. Planning Approval is required for churches and columbariums 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 for PUD and PA review. Additionally, if the scope of operations for the church or the site plan are changed from what is approved by the Planning Commission, a new application for Planning Approval will be required.

The applicant, Dauphin Way United Methodist Church, proposes to expand their facilities through the addition of a 1,000± square foot columbarium. The Planning Approval and Planned Unit Development applications are intended to amend applications previously approved by the Planning Commission at its April 21, 2005 and July 2, 1987 meetings. The applicant is changing the approved site plans by modifying an existing courtyard area to serve as a columbarium with room for approximately 638 canisters.

The addition of a columbarium to the site will not increase the number of required parking spaces; therefore, no changes will be required to provide additional parking.

It appears that the plans depict general compliance with the overall minimum requirements of the Zoning Ordinance. A columbarium, similar to a cemetery, is an accessory use often associated with churches, and is not an uncommon request. It should be noted that due to the nature of a

columbarium, it takes up considerably less room than a traditional cemetery and does not have many of the concerns associated with cemeteries (i.e. large pieces of land, etc.).

It should be noted that the site plan submitted shows an enclosed dumpster as Section 64-4.D.9. of the Zoning Ordinance, however the site plan does not depict landscaping or parking compliance in order to show other features of the site plan more clearly. Also, no protection buffer is illustrated on the South boundary of the site to serve as a protection buffer to the adjacent residential lots as required by Section 64-4.D.1. of the Zoning Ordinance. If approved, a revised site plan should be submitted that shows the entire site in compliance with parking, landscaping, and residential buffer requirements.

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**

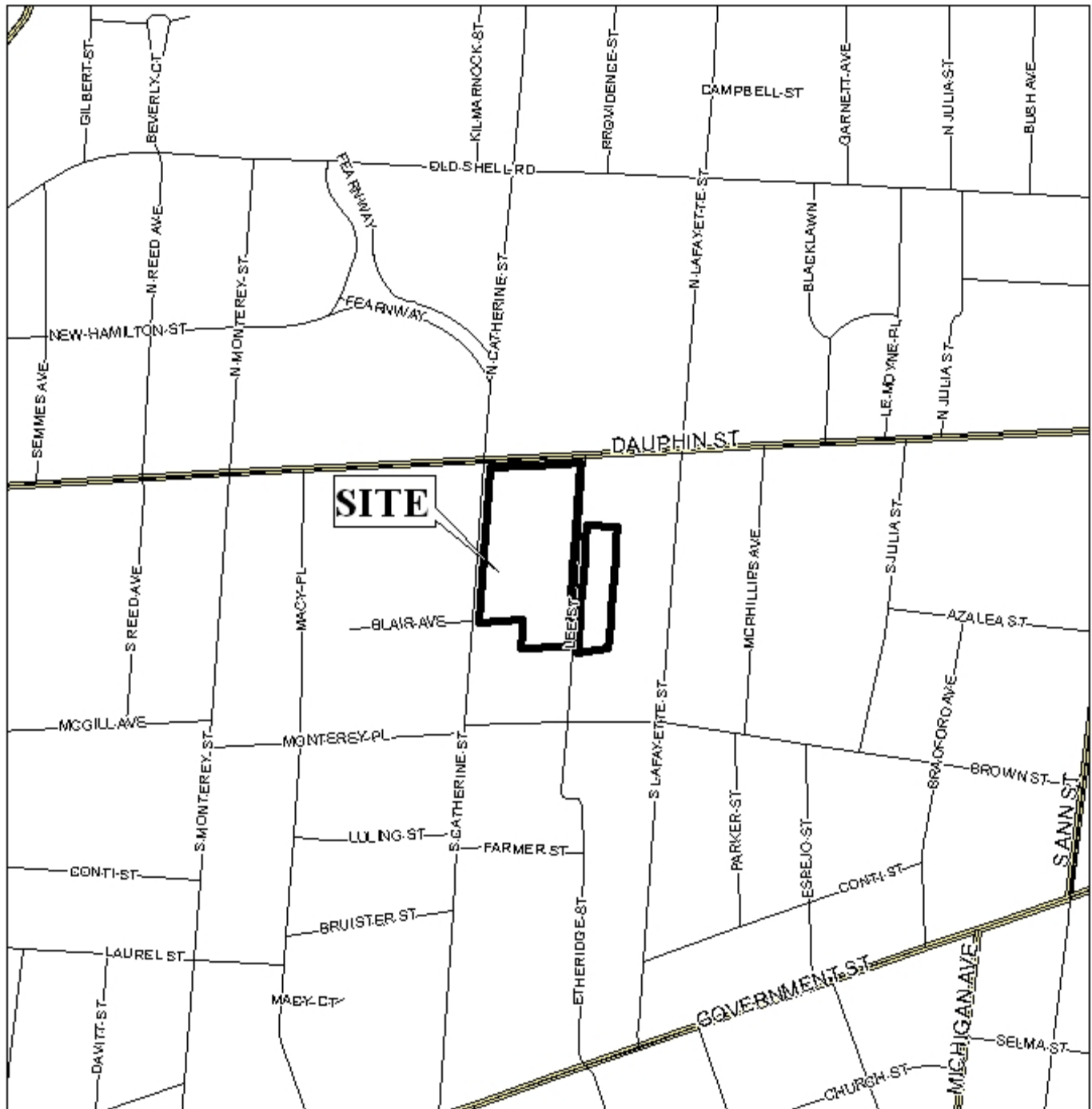
**Planned Unit Development:** Based upon the preceding, the application is recommended for Approval, subject to the following conditions:

- 1) compliance with Engineering comments (*Any 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. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.*);
- 2) compliance with 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.*);
- 3) revision of the site plan to illustrate full compliance with landscaping requirements;
- 4) revision of the site plan to illustrate full compliance with parking requirements;
- 5) revision of the site plan to illustrate a residential buffer to the South of the site as per Section 64-4.D.1. of the Zoning Ordinance;
- 6) 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;
- 7) 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;
- 8) submission of two (2) copies of the revised PUD site plan to the Planning Section of Urban Development prior to the issuance of permits; and
- 9) full compliance with all municipal codes and ordinances.

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- 2) compliance with 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.*);
- 3) placement of a note on the site plan stating that changes to the scope of operations for Dauphin Way United Methodist Church will require a new application for Planning Approval;
- 4) revision of the site plan to illustrate full compliance with landscaping revision requirements;
- 5) revision of the site plan to illustrate full compliance with parking requirements;
- 6) revision of the site plan to illustrate a residential buffer to the South of the site as per Section 64-4.D.1. of the Zoning Ordinance;
- 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) 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;
- 9) submission of two (2) copies of the revised Planning Approval site plan to the Planning Section of Urban Development prior to the issuance of any permits; and
- 10) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 38 & 39 DATE July 5, 2012  
 APPLICANT Dauphinway United Methodist Church  
 REQUEST Planned Unit Development, Planning Approval



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential land use.

APPLICATION NUMBER 38 & 39 DATE July 5, 2012

APPLICANT Dauphinway United Methodist Church

REQUEST Planned Unit Development, Planning Approval

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



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



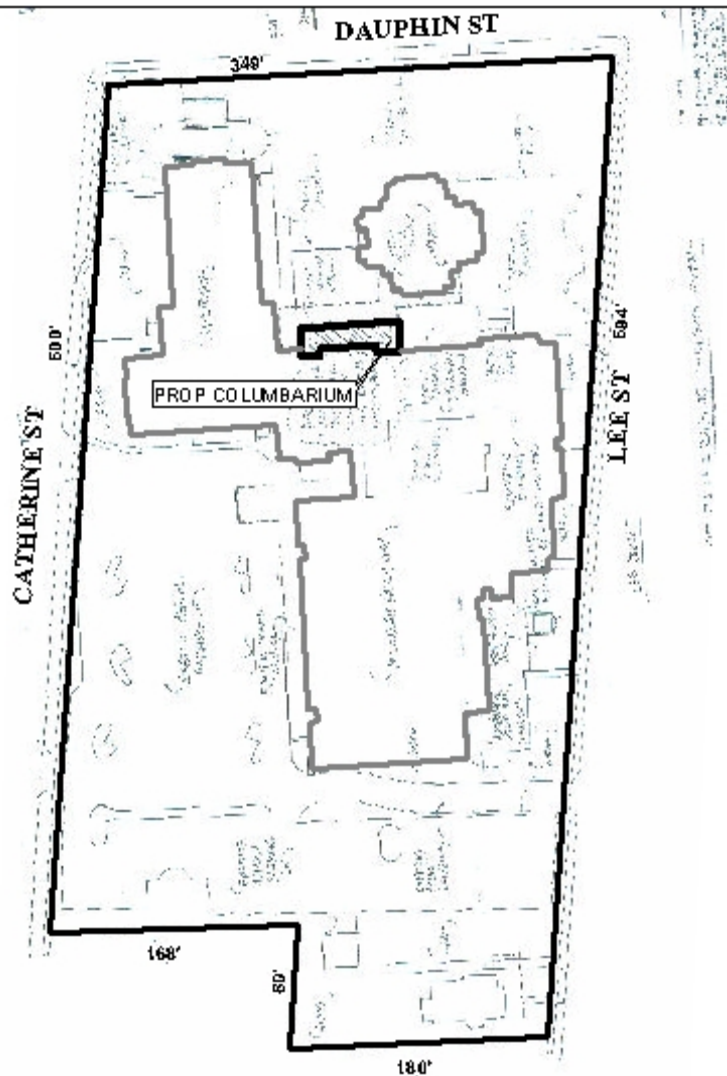
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# SITE PLAN



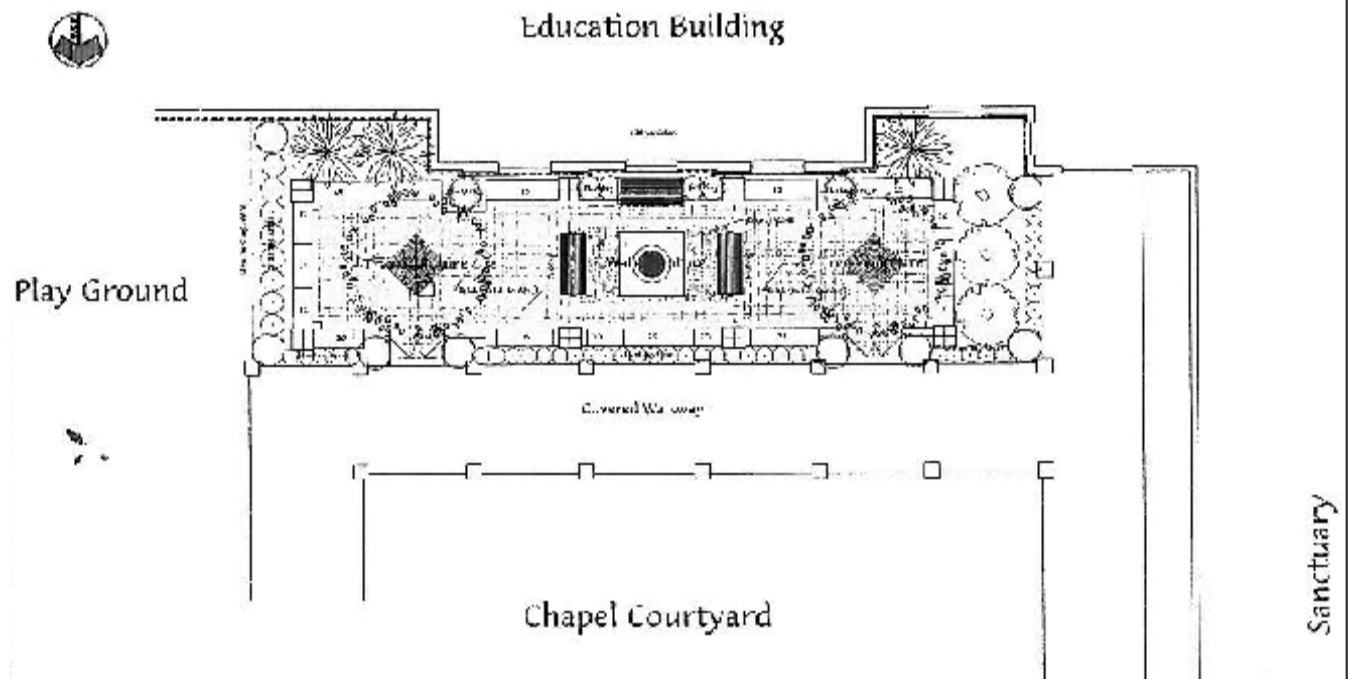
The site plan illustrates the proposed columbarium location.

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## DETAIL SITE PLAN



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NTS