

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

Date: December 6, 2007

<u>DEVELOPMENT NAME</u>	St. Dominic Catholic Church
<u>SUBDIVISION NAME</u>	St. Dominic Catholic Church Subdivision
<u>LOCATION</u>	4068, 4156, & 4160 Burma Road and 1168 Santa Maria Court (North side of Burma Road, between Santa Maria Court and St. Dominic Place)
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>AREA OF PROPERTY</u>	1 lot/ 13.0± Acres
<u>CONTEMPLATED USE</u>	Planned Unit Development approval to allow multiple buildings on a single building site, Planning Approval to amend a previously approved Planning Approval to allow the expansion of an existing church in an R-1, single-Family Residential District, and Subdivision approval to create one lot.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	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
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Deny access to Santa Maria Court.

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 the landscaping and tree requirements of the Zoning Ordinance must be coordinated with Urban Forestry.

FIRE DEPARTMENT**COMMENTS**

No comments.

REMARKS

The applicant is seeking Planned Unit Development approval to allow multiple buildings on a single building site, Planning Approval to allow expansion of an existing church in an R-1, Single-Family Residential District, and Subdivision approval to create one lot from two legal lots of record and a metes and bounds parcel. The Zoning Ordinance requires Planned Unit Development approval to allow multiple buildings on a single building site, Planning Approval for the location and/or expansion of a church in residential districts. The site is located in Council District 4, and the applicant states that the site is served by public water and sanitary sewer facilities.

The applicant states the Phase I parking area modifications, which will include: 1) Revise the parking area as indicated on the attached proposed campus master plan; 2) Eliminate the parallel parking along Burma Road; 3) provide new lighting for the revised parking area; 4) provide new landscaping for the revised parking area; and 5) allow for lawn sprinkler system rough-in within the Phase I area. The Subdivision will consolidate two legal lots of record and a metes and bounds parcel into one legal lot of record.

The site is bounded to the North, West, and East by residences in an R-1, Single-Family Residential 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. It is very important to note that the Planning Approval review is site plan specific; therefore, any future changes to the site plans, as approved, by current or future applicants must be submitted for Planning Approval review.

As stated in Section 64-5. of the Zoning Ordinance, 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 must be approved 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.

The plat illustrates the proposed 13.0+ acre, 1-lot subdivision, which is located on the North side of Burma Road, between Santa Maria Court and St. Dominic Place. The purpose of the subdivision is to create one legal lot of record from two existing legal lots of record and a metes and bounds parcel. All streets are minor streets with adequate rights-of-way.

The site has received numerous approvals (Planning Approvals) for building additions in the past 20 years; however, Master Plan (PUD) approvals have never been submitted. The (PUD) master plan approval is required due to the multiple buildings on a single building site. Additionally Planned Unit Developments are intended to encourage the unified development of land that is suitable in size, location and character for the uses of the proposed buildings. There are several objectives of Planned Unit Development (PUD) approval, such as: 1) to incorporate creative design to encourage innovative and diversified design in building form and site development; 2) to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under the district regulations; 3) to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment; 4) to preserve and protect as urban amenities the natural features and characteristics of the land; 5) to encourage the provision of common open space through efficient site design; and 6) to encourage optimum use of available public utilities, streets and common facilities.

Staff is not able to determine if the proposed additional parking spaces illustrated are required spaces and if the additional parking will impact the traffic circulation for the campus or for the area where the proposed parking ties into the existing facilities. It should also be pointed out that the proposed parking will further reduce the front landscaping requirement and may impact existing trees within the area of the proposed parking. It should also be noted that the existing parking along Burma Road is illustrated within the right-of-way and sidewalks are not illustrated within this area. It should be indicated that sidewalks would be required for any significant construction or redevelopment to the site.

As with approvals, detailed accounting of school enrollment and provision of necessary parking should be required, in conjunction with an overall campus master plan. The applicant submitted an existing campus layout and the proposed change of the parking within the front of the sanctuary. As with any Planned Unit Development (PUD) approvals the master plan is just a preliminary plan, to allow staff to review the overall plan and possibly suggest improvements or changes to the plan to satisfy the objectives of the Planned Unit Development (PUD). Another issue is that the required narrative describing the proposal is incomplete and does not provide adequate information. While there is no information about the attendance and number of pews, neither of these provide seating capacity of the sanctuary which is the basis for the parking requirements.

No on-site storm water detention facilities are depicted on the site plan, however such facilities may be required due to the extent of the proposed new development. After consultation with the

Engineering Department, the site plan should be revised to depict any required on-site storm water detention facilities.

There is no indication on the site plan as to the proposed location of any dumpster or other waste storage facility. Visual inspection of the site indicates that dumpsters are located on the Southeast corner of the property, and are currently unscreened. The location of the storage area for the dumpster must be indicated on the site plan, and the location and required screening must comply with Section 64-4.D.9. of the Zoning Ordinance, as well as with all other applicable regulations.

The site plan should also be revised to depict the existing parking and vehicular circulation for the remainder of the site.

Regarding compliance with the tree and landscape requirements of the Zoning Ordinance, the applicant should explore opportunities to add frontage trees and landscaping along Burma Road, if possible.

As the new construction will be adjacent to existing residences, the applicant should ensure that any lighting provided on the site will comply with the Zoning Ordinance requirement that states that lighting *"shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic."* Therefore, the application should provide photometric information for electrical requirements.

Also, it appears that various church-related programs are being undertaken in a former single-family residence now owned by the church, but without the appropriate Planning Approval. The applicant has submitted recent applications and still has continued the use of the residential dwelling without the proper approvals. The department has received numerous calls to the City's 311 reporting network from concerned neighbors. The applicant has not submitted detailed information of the use of the structure, but wishes to include it in the PUD and Planning Approval applications.

Additionally, the application is not signed or a letter has not accompanied the application stating that this person has the authority to sign the application by the Diocese; therefore, the proper approval by the owner of the property should be required. It should be noted that several adjacent property owners have not been included in the required mailing list furnished by the applicant; therefore, the applicant should remit a complete mailing list and mailing fees.

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

Compliance with the tree and landscaping requirements of Section 64-4.E. of the Zoning Ordinance should be required for the site; however, being redeveloped. The applicant should consult with Urban Forestry regarding the tree and landscaping requirements.

RECOMMENDATION

Subdivision: Based upon the preceding, this request is recommended for Holdover until the January 17th meeting to allow the applicant to provide by December 17th:

1. the placement of a note on the Final Plat limiting the site to three curb cuts to Burma Road;
2. the placement of a note on the Final Plat stating that any more development to the campus would require a Traffic Impact Study.

Planning Approval: The Planning Approval request is recommended for holdover until the January 17th meeting, with revisions due to Urban Development by December 17th for the following reasons:

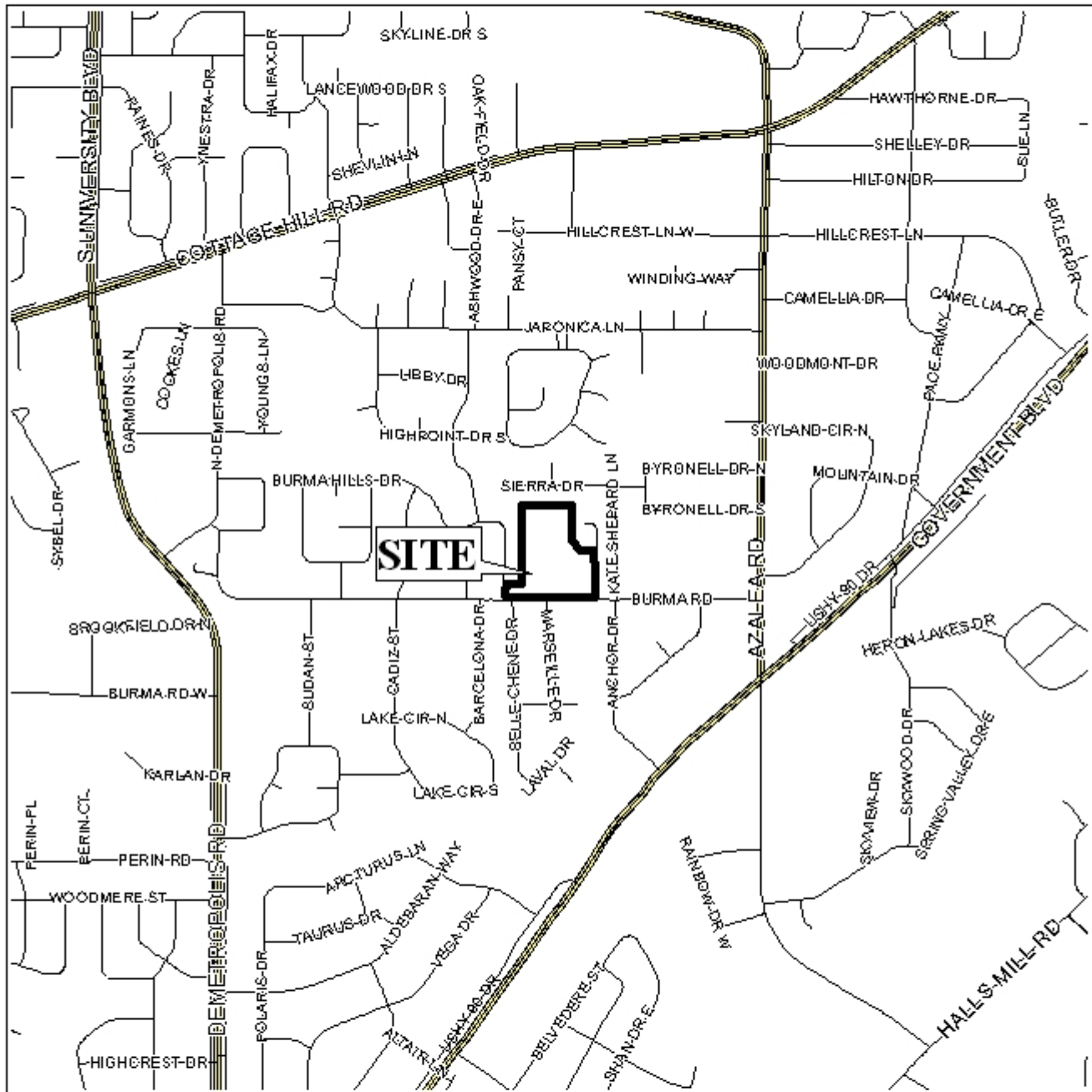
1. submission of a letter from the Diocese stating the approval of the submission of the application;
2. submission of complete mailing labels and mailing fees;
3. revision of the site plan to depict existing and proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
4. revision of the site plan to depict existing and proposed new parking, and on-site circulation;
5. placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;
6. revision of the site plan to accurately depict all existing curb-cuts, and modifications thereof , as well as proposed curb-cuts;
7. revision of the site plan to provide frontage trees and landscaping along Burma Road, where possible;
8. the depiction of the existing frontage landscape and the proposed frontage landscaping of the new parking layout;
9. submission of information of the use and hours of operation for the building along Santa Maria Court; and
10. submission of information of the school enrollment and capacity of the number of seating available in the sanctuary.

Planned Unit Development: The PUD request is recommended for holdover until the January 17th meeting, with revisions due to Urban Development by December 17th for the following reasons:

1. submission of a letter from the Diocese stating the approval of the submission of the application;
2. submission of complete mailing labels and mailing fees;
3. revision of the site plan to depict existing and proposed dumpster storage locations, in compliance with Section 64-4.D.9. of the Zoning Ordinance;
4. revision of the site plan to depict existing and proposed new parking, and on-site circulation;
5. placement of a note on the site plan stating that lighting shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic;
6. revision of the site plan to accurately depict all existing curb-cuts, and modifications thereof , as well as proposed curb-cuts;
7. revision of the site plan to provide frontage trees and landscaping along Burma Road, where possible;
8. the depiction of the existing frontage landscape and the proposed frontage landscaping of the new parking layout;

9. submission of information of the use and hours of operation for the building along Santa Maria Court; and
10. submission of information of the school enrollment and capacity of the number of seating available in the sanctuary.

LOCATOR MAP



APPLICATION NUMBER 39, 40, 41 DATE December 6, 2007

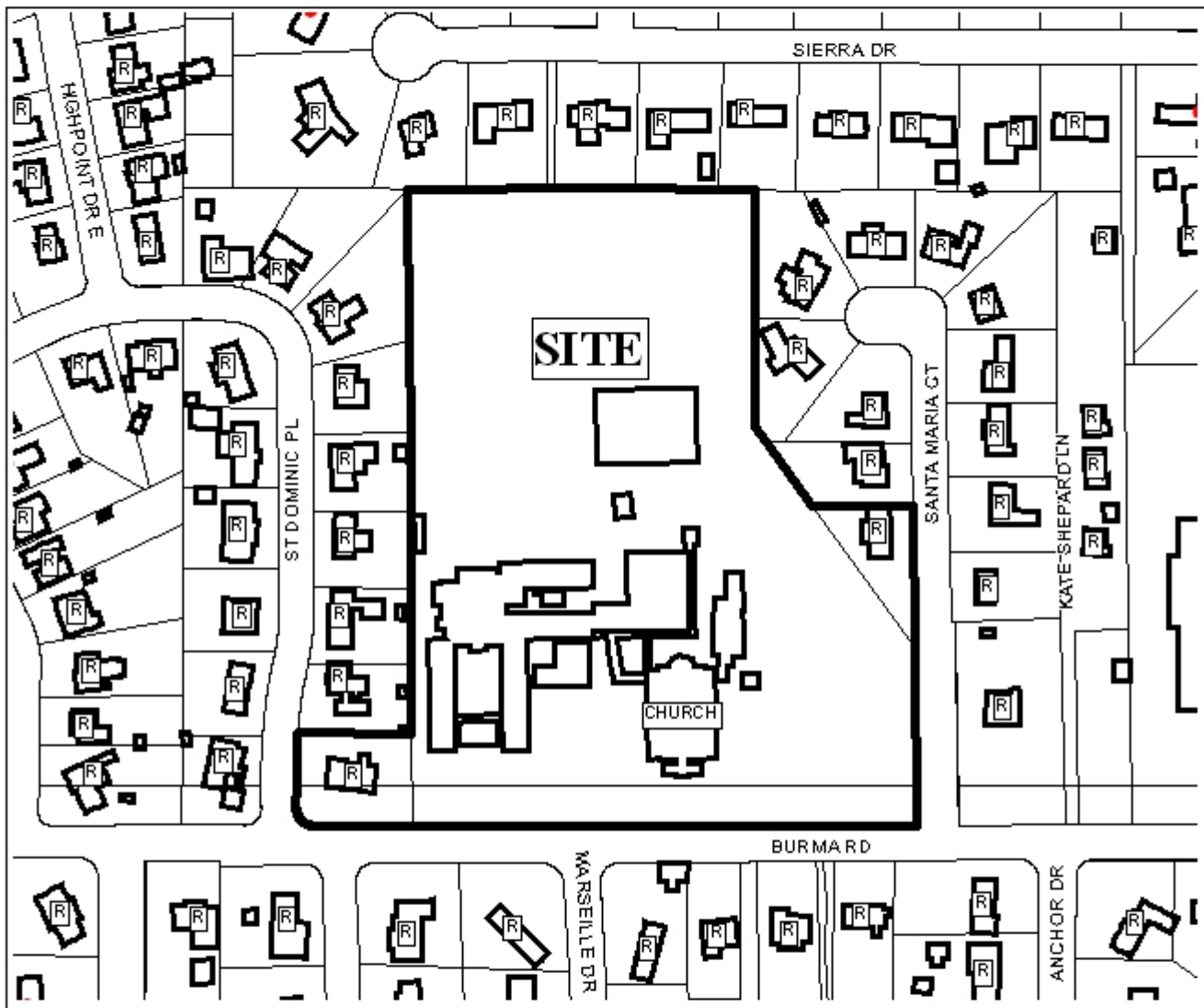
APPLICANT St. Dominic Catholic Church Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



This site is surrounded by residential landuse.

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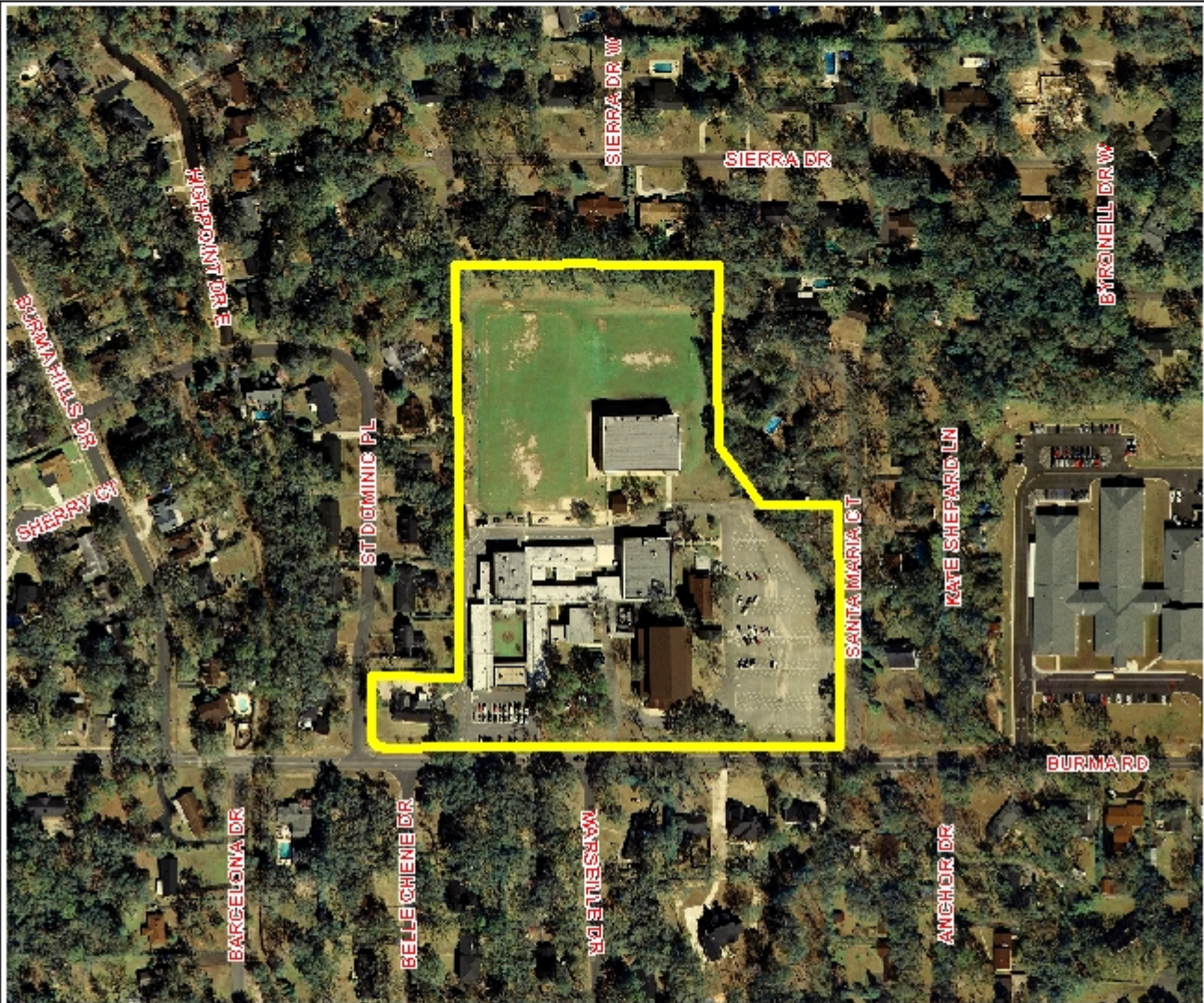
REQUEST Subdivision, Planned Unit Development, Planning Approval

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
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



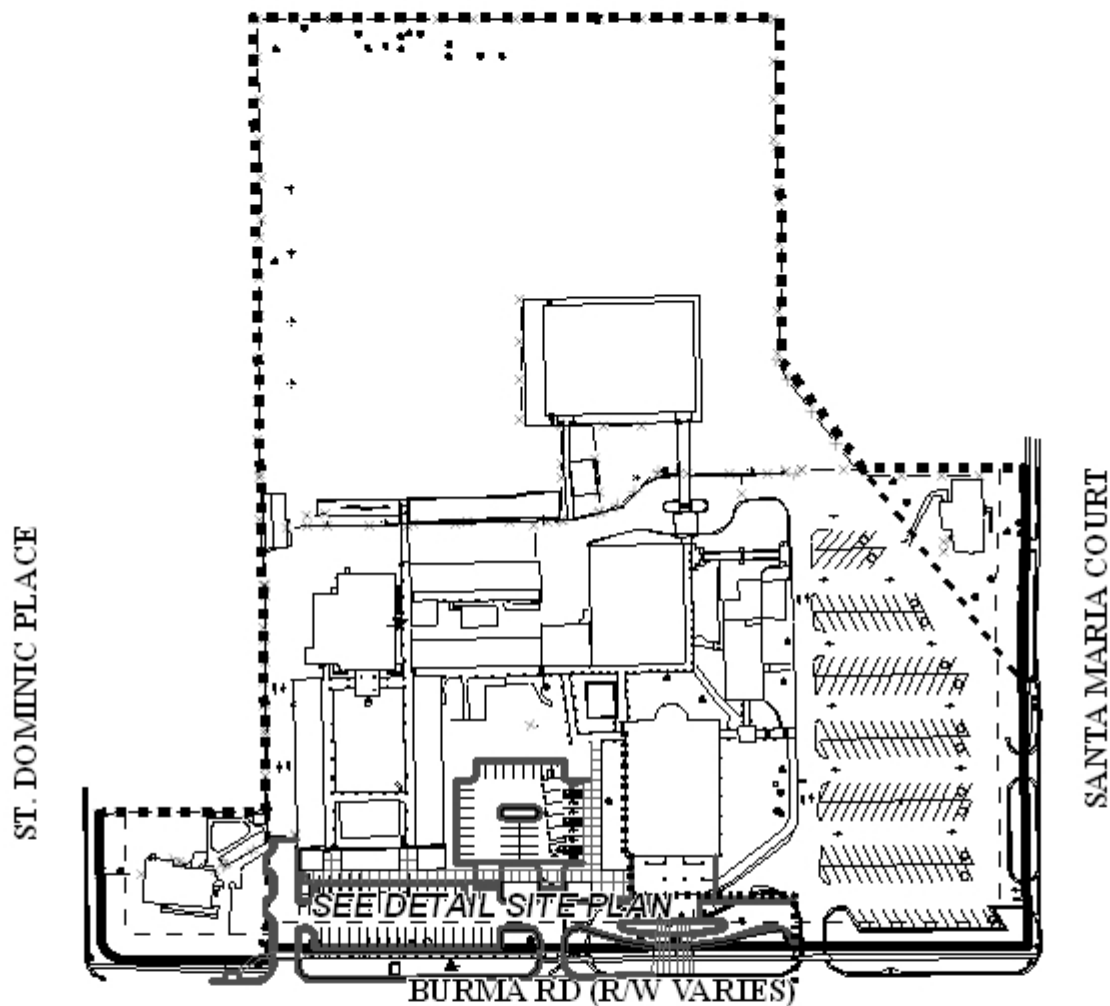
This site is surrounded by residential landuse.

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REQUEST Subdivison, Planning Approval



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SITE PLAN



This site plan illustrates parking lot improvements and future development.

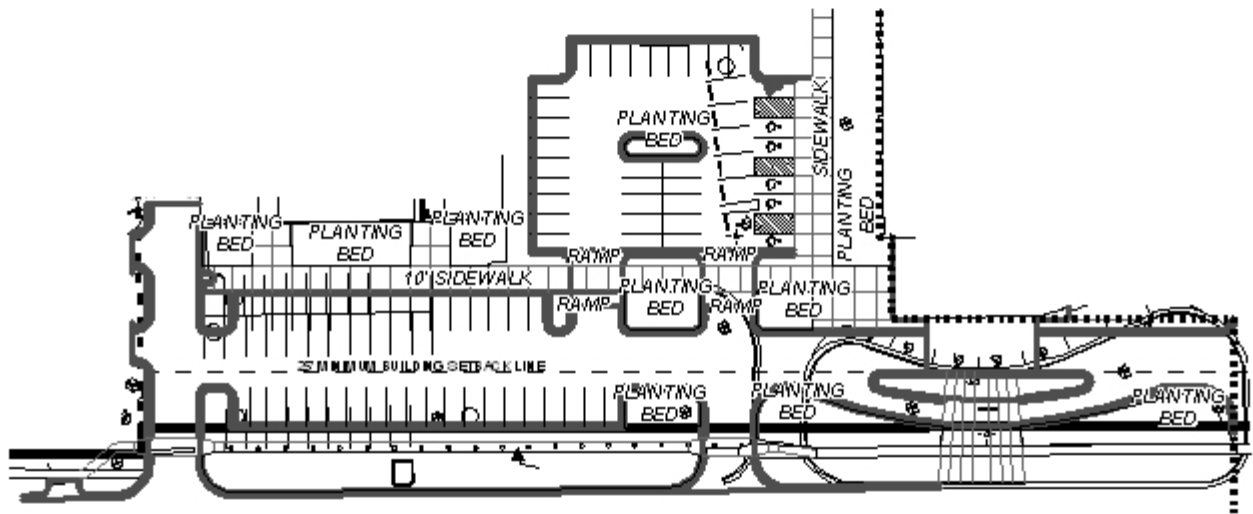
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DETAIL SITE PLAN



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APPLICANT St. Dominic Catholic Church Subdivision

REQUEST Subdivision, Planned Unit Development, Planning Approval



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