

**PLANNING APPROVAL STAFF REPORT****Date: March 20,****2003****NAME**

Moffett Road Assembly of God

**LOCATION**6159 Moffett Road  
(South side of Moffett Road, ¾ mile± West of  
Powell Drive)**PRESENT ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

9 Acres

**CONTEMPLATED USE**Church expansion for classrooms and day care  
facilities**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**Must comply with all stormwater and flood control  
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING  
COMMENTS**All driveway widths and locations to be approved  
by Traffic Engineering; and design to meet AASHTO Standards**REMARKS**The applicant is requesting Planning Approval to  
construct an 8,600 square foot addition for classrooms, Sunday School and a day care for  
an existing church.

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.

In researching the files for this report, the church received Planning Approval in 1990 for a 5,700 square foot addition; and in 1998 for a new sanctuary with a seating capacity of 700 seats. While it appears the site is currently in compliance with the conditions of prior approvals; the provision of landscaping and tree plantings were not required via the 1998 approval. At this time, full compliance with the landscaping and tree planting requirements of the Ordinance should be required for that portion of the site that is developed.

This portion of Moffett Road is a major street as illustrated on the Major Street Plan and has an existing right-of-way of 80-feet; however, there is adequate right-of-way from the centerline of Moffett Road to the site.

As indicated above, only a portion of the site is developed and although the overall site does adjoin residential property to the East and West there is adequate buffering in place as required by the previous approvals.

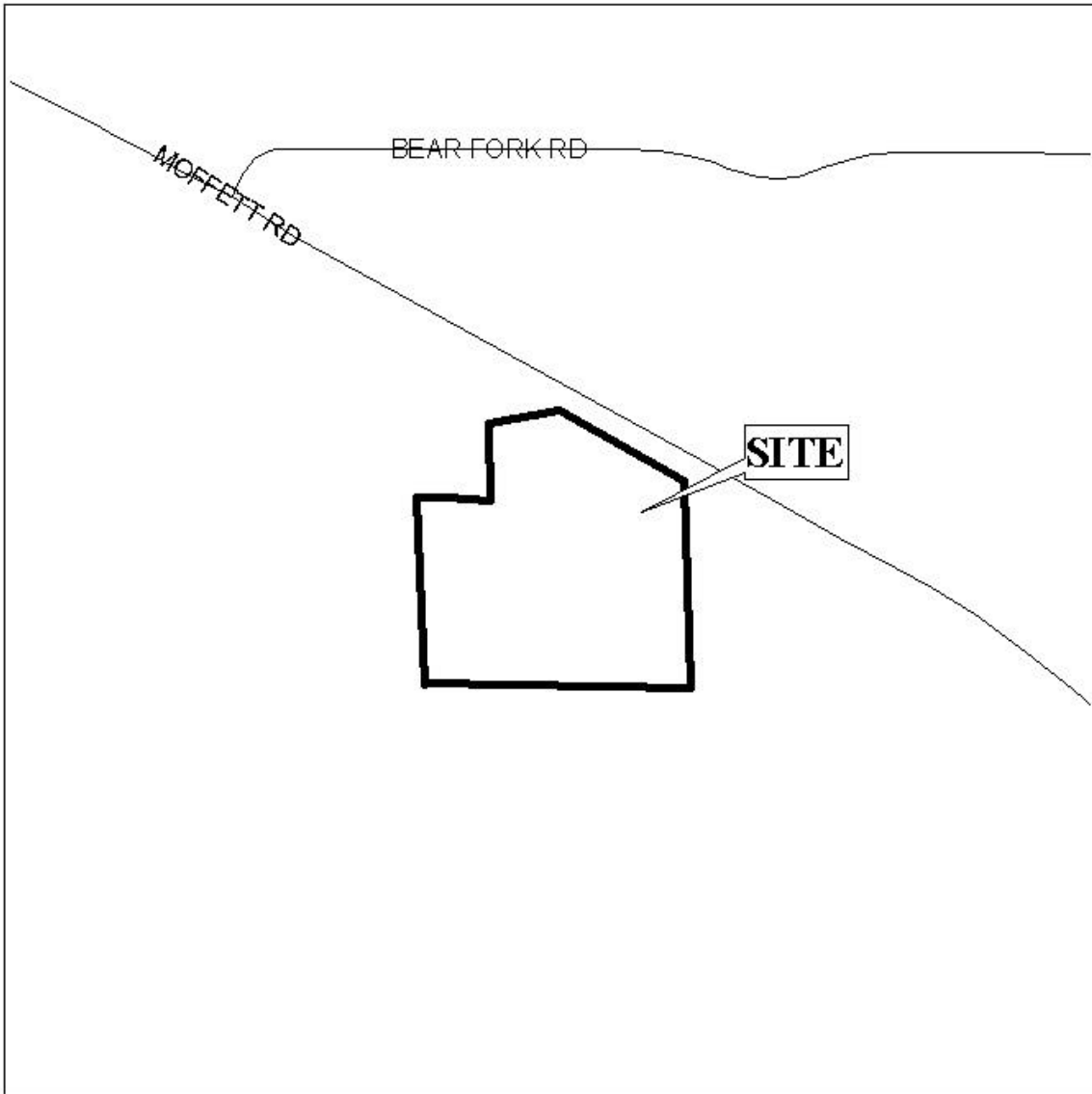
Whereas the addition will not provide additional sanctuary seating, no increase in parking is required. A new day care is proposed, but a playground is not illustrated on the site plan, thus the applicant should provide a revised site plan illustrating the proposed play area and the application should be heldover.

**RECOMMENDATION** Based upon the preceding, this application is recommended for holdover so a revised plan can be submitted which illustrates a playground area and compliance with tree plantings. This information would be required by March 24<sup>th</sup> in order to be considered at the Commission's April 3<sup>rd</sup> meeting.

*This application was heldover from the Commission's March 24<sup>th</sup> meeting so that a revised site plan illustrating the proposed playground could be submitted. A 70' x 180' playground, with a four foot fence is proposed. Also proposed are two cross walks from the buildings to the playground, and the design of these crosswalks (width, and exact placement) should be approved by Traffic Engineering. It should also be noted, that no trees will be removed to develop the playground.*

*Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance for the portion of the site that is developed; and 2) the approval of Traffic Engineering for the exact location and design of the crosswalks.*

## LOCATOR MAP



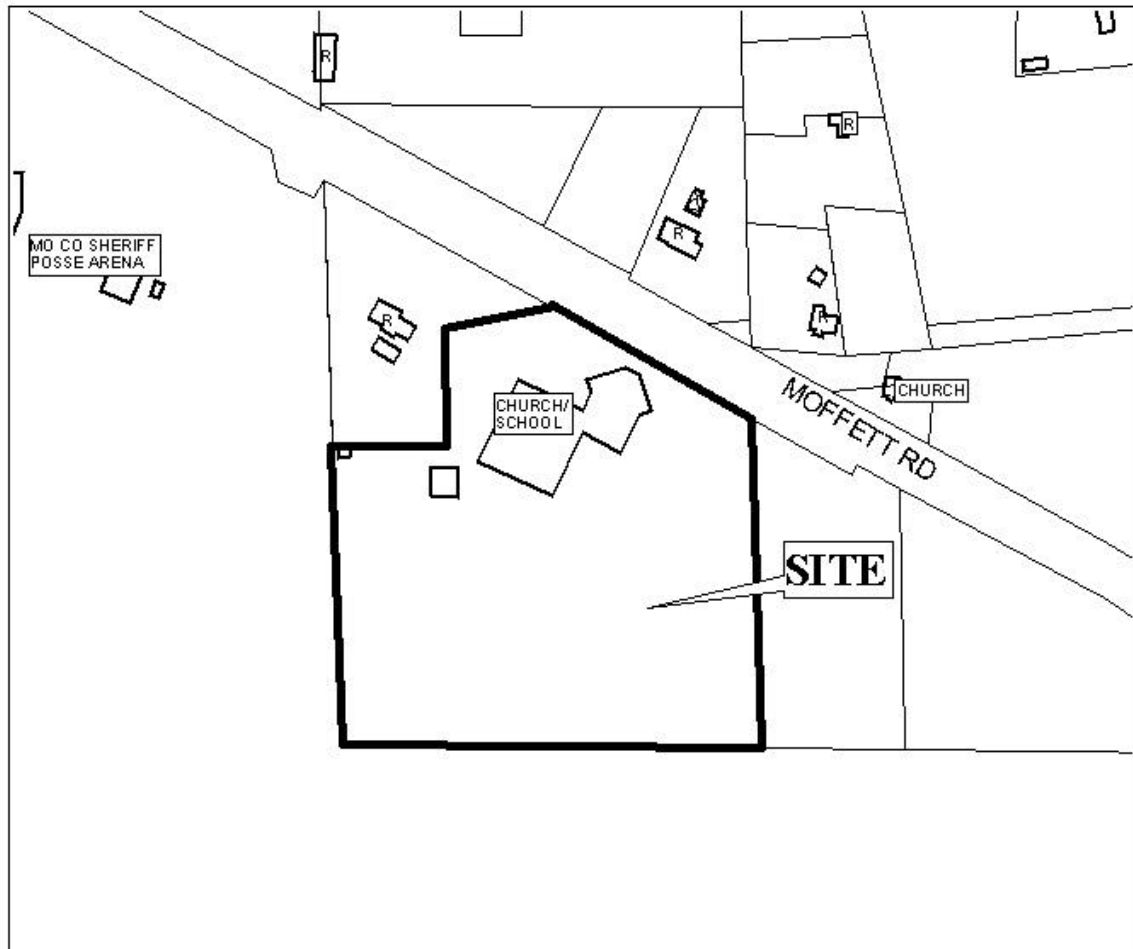
APPLICATION NUMBER Holdover DATE April 3, 2003

APPLICANT Moffett Road Assembly of God

REQUEST Planning Approval



## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



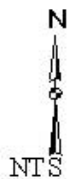
Located to the north of the site are single-family residential dwellings and a church. The Mobile County Sheriff's Posse Arena and single-family residential dwellings are located to the west of the site.

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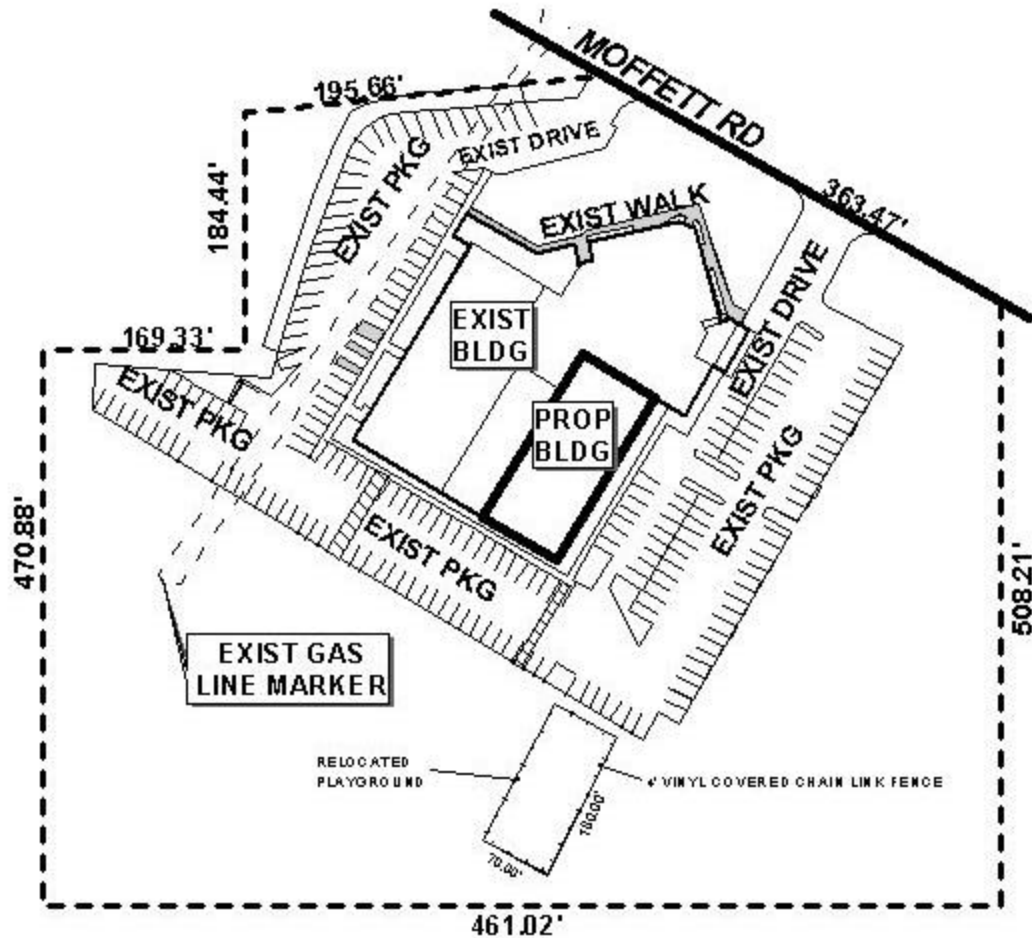
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LEGEND



# SITE PLAN



South side of Moffett Road, 3/4 mile West of Powell Drive, the site plan illustrates the existing building, parking, and proposed building addition.

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USE/REQUEST Planning Approval



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